



County of Los Angeles CHIEF EXECUTIVE OFFICE

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WILLIAM T FUJIOKA
Chief Executive Officer

June 24, 2009

To: Supervisor Don Knabe, Chairman
Supervisor Gloria Molina
Supervisor Mark Ridley-Thomas
Supervisor Zev Yaroslavsky
Supervisor Michael D. Antonovich

From: William T Fujioka
Chief Executive Officer

Board of Supervisors
GLORIA MOLINA
First District

MARK RIDLEY-THOMAS
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

PROPOSED SANTA FE SPRINGS WASHINGTON BOULEVARD REDEVELOPMENT PROJECT AMENDMENT NO. 2 – CITY OF SANTA FE SPRINGS (FIRST DISTRICT)

On May 12, 2009, I sent your Board a routine memorandum regarding the Preliminary Report issued by the Santa Fe Springs Community Development Commission on the proposed Washington Boulevard Amendment. This memorandum is to advise you of the status of this project. As we informed you in the May 12 memorandum, the City of Santa Fe Springs is proposing to add areas to an existing redevelopment project.

My staff expressed our concerns to the City that the proposal did not conform to current Community Redevelopment Law (CRL) as early as January 2009. After numerous site visits, analysis of the Agency's findings, and negotiations with City staff, we were unable to reach a satisfactory resolution of our concerns. Therefore, in order to preserve your Board's options in determining a potential course of action, we will file a Statement of Objections with the City consistent with their public hearing on this project on June 25, 2009. Failure to voice opposition at the hearing could preclude the County from legally challenging the proposed project at a later date.

After presentation of our Objections, the City will be required to respond to the points raised. Should this process not resolve our concerns, your Board may wish to consider litigation. Attached is a copy of the Statement of Objections.

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The Statement of Objections addresses the following:

- The blight findings presented by the Commission's consultant throughout the Preliminary Report are not substantial and lack specific evidence.
- The consultant admits that "There were only a few 'Unsafe or Unhealthy' buildings identified in the Area."
- The consultant's methodology presented to demonstrate physical blight is flawed because the over-broad conditions used to define "aging, deteriorating" affords no basis to determine if buildings are unsafe or unhealthy for human occupancy.
- The consultant's list of parcels categorized as "blighted" includes numerous commercial and industrial sites where no physical or economic blight is observable.
- Characterizations of parcels as "a prime candidate for redevelopment" or having "commercial potential" violates the CRL in that blight conditions must be assessed based on existing conditions, not on the site's development potential.
- The Commission's consultant fails to provide any data to support the claim that property values are depreciated or stagnant; and the County's data indicates significant growth in assessed values in the last five years.
- The findings regarding "Impaired Property Values Due to Hazardous Wastes" are inadequate, as they fail to include any specific examples of actual conditions in the Project Area, or why a restaurant that is open to the public should be included in this category.
- The Vacancy Rate is flawed, as it appears the Commission's consultant overstates the number of vacant businesses by including vacant lots with no buildings and parcels with businesses.
- It appears that the Commission's consultant believes that public infrastructure deficiencies are a category of blight. The County disagrees with this assessment, and believes that the inclusion of a public works wish list does not provide evidence of blight, or provide a nexus to the alleviation of the blighted conditions, as required by the CRL.

Each Supervisor
June 24, 2009
Page 3

- The consultant's evidence fails to show that the inclusion of non-blighted parcels is for purposes other than the City's collection of the tax increment.
- The County's consultant found that the Commission's findings of blight are not consistent with the CRL, and the Commission's adopting process included a number of procedural errors.

If you have any questions or need additional information regarding the status of this amendment, please contact Robert Moran at (213) 974-1130, or via e-mail at rmoran@ceo.lacounty.gov.

WTF:LS
DSP:RTM:ib

Attachment

c: Executive Officer, Board of Supervisors
Acting County Counsel
Auditor-Controller



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WILLIAM T FUJIOKA
Chief Executive Officer

June 24, 2009

Barbara E. Earl, City Clerk
City of Santa Fe Springs
11710 Telegraph Road
Santa Fe Springs, CA 90670

Dear Ms. Earl:

PROPOSED CITY OF SANTA FE SPRINGS WASHINGTON BOULEVARD REDEVELOPMENT PROJECT AREA AMENDMENT NO. 2

Pursuant to Health and Safety Code Section 33362, the County of Los Angeles hereby submits its Statement of Objections to the proposed Washington Boulevard Redevelopment Project Area Amendment No. 2. The County believes the Community Development Commission, in its Preliminary Report and Report to Council, has not complied with Community Redevelopment Law (CRL).

It should be noted that County staff expressed concern to City staff as early as January 2009 that the proposed project did not appear to be consistent with the CRL on several counts. Attached is a detailed report expressing our objections to the proposed Amendment. Pursuant to Health and Safety Code Section 33363, the County respectfully requests your legislative body's good faith reasoned analysis of and response to our objections.

If you have any questions regarding this submission, please contact Robert Moran of this Office at (213) 974-1130, or via e-mail at rmoran@ceo.lacounty.gov.

Sincerely,

WILLIAM T FUJIOKA
Chief Executive Officer

WTF:LS
DSP:RTM:ib

Attachment

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Fourth District

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Fifth District

STATEMENT OF OBJECTIONS

TO

**THE PROPOSED CITY OF SANTA FE SPRINGS WASHINGTON
BOULEVARD REDEVELOPMENT PROJECT AREA AMENDMENT NO. 2**

BY

THE COUNTY OF LOS ANGELES

June 2009

SUMMARY

The City of Santa Fe Springs Community Development Commission (the "Commission") is proposing to adopt Amendment No. 2 to the Washington Boulevard Redevelopment Project Area (the "Project Area"). The proposed action would add approximately 186 acres to the existing Washington Boulevard Project. The Commission is also seeking to adopt Amendment No. 4 to the Amended Consolidated Redevelopment Project Area. The County has also drafted a Statement of Objection for that Project.

Based on site visits, meetings with City staff, the County's analysis of the Commission's March 26, 2009 Preliminary Report, and the work of an independent consultant retained by the County to review the contemplated amendment, the County of Los Angeles believes that the proposed actions do not meet the requirements of Community Redevelopment Law (CRL) regarding the existence of blight, nor do the Commission's blight findings rest on sufficient evidence of the type of conditions (unsafe or unhealthy) that are a burden on the community as required by the CRL.

The Commission's Preliminary Report lacks substantial supporting evidence or a discussion of specific deficiencies in specific properties that, taken together, qualify as blight, as required by the CRL. Rather, the evidence presented by the Commission consists almost entirely of generalizations, assumptions, non-sequiturs and recitals of the statutory language. There is no evidence presented that the current Project Area is a burden or liability on the City, only that many of the current uses could be put to a better use if the Amendment is adopted.

Specifically, the County of Los Angeles has the following objections:

- The blight findings presented by the Commission's consultant throughout the Preliminary Report are not substantial and lack specific evidence.
- The consultant admits that "There were only a few 'Unsafe or Unhealthy' buildings identified in the Area."
- The consultant's methodology presented to demonstrate physical blight is flawed because the over-broad conditions used to define "aging, deteriorating" affords no basis to determine if buildings are unsafe or unhealthy for human occupancy.
- The consultant's list of parcels categorized as blighted includes numerous commercial and industrial sites where no physical or economic blight is observable (see County photographs, Attachment #8).

-
- Characterizations of parcels as “a prime candidate for redevelopment” or having “commercial potential” violates the CRL in that blight conditions must be assessed based on existing conditions, not on the site’s development potential.
 - The consultant believes that “lots of irregular shape and size for designated development that do not meet market demands constitute blight under California Redevelopment Law.” The County disagrees with this interpretation as the consultant fails to provide evidence that physical conditions prevent or substantially hinder the existing use of the buildings.
 - The consultant fails to provide any data to support the claim that property values are depreciated or stagnant; and the County’s data indicates significant growth in assessed values in the last five years.
 - The findings regarding “Impaired Property Values Due to Hazardous Wastes” are inadequate, as they fail to include any specific examples of actual conditions in the Project Area, or why a restaurant that is open to the public should be included in this category.
 - The Vacancy Rate is flawed, as it appears the consultant overstates the number of vacant businesses by including vacant lots with no buildings and parcels with operating businesses.
 - It appears that the consultant believes that public infrastructure deficiencies are a category of blight. The County disagrees with this assessment, and believes that the inclusion of a public works wish list does not provide evidence of blight.
 - The consultant’s evidence fails to show that the inclusion of non-blighted parcels is for purposes other than the City’s collection of the tax increment.
 - The proposed Redevelopment Plan Amendment No. 2 fails to comply with various time limits contained in the Community Redevelopment Law. Additionally, Attachment #7 points out the Commission’s failure to document compliance with various procedural requirements.

LIST OF ATTACHMENTS

| | |
|---------------|---------------------------------|
| Attachment #1 | Map of Project Area |
| Attachment #2 | Timeline of Correspondence |
| Attachment #3 | March 26, 2009 letter |
| Attachment #4 | Blighting Conditions Survey |
| Attachment #5 | List of Parcels |
| Attachment #6 | County Assessed Value Data |
| Attachment #7 | Report of County's consultant |
| Attachment #8 | County Project Area photographs |

There Is an Inadequate Showing of Blight in the Project Area

The Commission presents its findings of blight in the Preliminary Report. According to Section 33354.6 of the Health and Safety Code¹:

(a) When an agency proposes to amend a redevelopment plan which utilizes tax increment financing to add new territory to the project area, to increase either the limitation on the number of dollars to be allocated to the redevelopment agency or the time limit on the establishing of loans, advances, and indebtedness established pursuant to paragraphs (1) and (2) of subdivision (a) of Section 33333.2 or pursuant to paragraphs (1) and (2) of subdivision (a) of Section 33333.4, to lengthen the period during which the redevelopment plan is effective, to merge project areas, or to add significant additional capital improvement projects, as determined by the agency, the agency shall follow the same procedure, and the legislative body is subject to the same restrictions as provided for in this article for the adoption of a plan.

The Community Redevelopment Law (CRL) and case law require that the findings of blight presented by the Commission in the Preliminary Report be based on substantial evidence. Substantial evidence has been defined as being "of ponderable legal significance" that "must be reasonable in nature, credible, and of solid value; it must actually be 'substantial' proof of the essentials which the law requires in a particular case."² This Statement of Objections will show that the Commission's findings of blight are not supported by substantial evidence, but rather are a thin collection of conclusory statements predicated on the Commission's misinterpretation of the law, and lack the specific evidence necessary to conclude that there is blight in the Project Area.

Further, the reader of the Commission's Preliminary Report assumes that the Commission has presented its evidence in its entirety. Should the Commission attempt to enter additional evidence into the Administrative Record in its Report to Council, it would render the reporting requirements of the CRL (the Preliminary Report must be released no less than 90-days prior to the Joint Public Hearing) meaningless. How can evidence that is neither shared, nor reviewable prior to the Joint Public Hearing be considered substantial and ponderable?

The current "blight" standards, based on AB 1290, case law, and various reforms instituted by the Legislature's response to repeated redevelopment abuse requires objective, precise, fact-based, and comparative conditions. Sections 33030 to 33035 include:

¹ Unless otherwise indicated, all references are to the California Health and Safety Code.

² Friends of Mammoth v. Town of Mammoth Lakes Redevelopment Agency (2000) 82 Cal.App.4th 511, at p. 538.

33030. (a) *It is found and declared that there exist in many communities blighted areas that constitute physical and economic liabilities, requiring redevelopment in the interest of the health, safety, and general welfare of the people of these communities and of the state.*

(b) *A blighted area is one that contains both of the following:*

(1) *An area that is predominantly urbanized, as that term is defined in Section 33320.1, and is an area in which the combination of conditions set forth in Section 33031 is so prevalent and so substantial that it causes a reduction of, or lack of, proper utilization of the area to such an extent that it constitutes a serious physical and economic burden on the community that cannot reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without redevelopment.*

(2) *An area that is characterized by one or more conditions set forth in any paragraph of subdivision (a) of Section 33031 and one or more conditions set forth in any paragraph of subdivision (b) of Section 33031.*

(c) *A blighted area that contains the conditions described in subdivision (b) may also be characterized by the existence of inadequate public improvements or inadequate water or sewer utilities.*

33031. (a) *This subdivision describes physical conditions that cause blight:*

(1) *Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions may be caused by serious building code violations, serious dilapidation and deterioration caused by long-term neglect, construction that is vulnerable to serious damage from seismic or geologic hazards, and faulty or inadequate water or sewer utilities.*

(2) *Conditions that prevent or substantially hinder the viable use or capacity of buildings or lots. These conditions may be caused by buildings of substandard, defective, or obsolete design or construction given the present general plan, zoning, or other development standards.*

(3) *Adjacent or nearby incompatible land uses that prevent the development of those parcels or other portions of the project area.*

(4) *The existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes, given present general plan and zoning standards and present market conditions.*

(b) *This subdivision describes economic conditions that cause blight:*

(1) *Depreciated or stagnant property values.*

(2) Impaired property values, due in significant part, to hazardous wastes on property where the agency may be eligible to use its authority as specified in Article 12.5 (commencing with Section 33459).

(3) Abnormally high business vacancies, abnormally low lease rates, or an abnormally high number of abandoned buildings.

(4) A serious lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and banks and other lending institutions.

(5) Serious residential overcrowding that has resulted in significant public health or safety problems. As used in this paragraph, "overcrowding" means exceeding the standard referenced in Article 5 (commencing with Section 32) of Chapter 1 of Title 25 of the California Code of Regulations.

(6) An excess of bars, liquor stores, or adult-oriented businesses that has resulted in significant public health, safety, or welfare problems.

(7) A high crime rate that constitutes a serious threat to the public safety and welfare.

33035. It is further found and declared that:

(a) The existence of blighted areas characterized by any or all of such conditions constitutes a serious and growing menace which is condemned as injurious and inimical to the public health, safety, and welfare of the people of the communities in which they exist and of the people of the State.

(b) Such blighted areas present difficulties and handicaps which are beyond remedy and control solely by regulatory processes in the exercise of police power.

(c) They contribute substantially and increasingly to the problems of, and necessitate excessive and disproportionate expenditures for, crime prevention, correction, prosecution, and punishment, the treatment of juvenile delinquency, the preservation of the public health and safety, and the maintaining of adequate police, fire, and accident protection and other public services and facilities.

(d) This menace is becoming increasingly direct and substantial in its significance and effect.

(e) The benefits which will result from the remedying of such conditions and the redevelopment of blighted areas will accrue to all the inhabitants and property owners of the communities in which they exist.

In its reforms of the CRL, reflected in SB 1206 of 2006, the Legislature indicated the desire for more exacting blight findings:

It is the intent of the Legislature, in amending Sections 33030, 33031, 33320.1, 33333.6, 33352, 33367, 33485, and 33486 of the Health and Safety Code to restrict the statutory definition of blight and to require better documentation of local officials' findings regarding the conditions of blight. The legislative purpose of these statutory amendments is to focus public officials' attention and their extraordinary redevelopment powers on properties with physical and economic conditions that are so significantly degraded that they seriously harm the prospects for physical and economic development without the use of redevelopment.³

Further, it is unclear if the consultant is using the current definitions of blight, or prior definitions. The County believes that an amendment to add area requires the use of blight definitions under current CRL.

Unsafe or Unhealthy Buildings

(1) Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions may be caused by serious building code violations, serious dilapidation and deterioration caused by long-term neglect, construction that is vulnerable to serious damage from seismic or geologic hazards, and faulty or inadequate water or sewer utilities.

The Preliminary Report's first sentence in the "Physical Conditions of Blight" section summarizes the Commission's description of physical conditions: "There were only a few 'Unsafe or Unhealthy' buildings identified in the Area; in addition, many building were observed that had a wide variety of problems are indicative of physical blight."⁴ Lacking examples of truly unsafe buildings, the Commission attempts to categorize undefined conditions such as "Aging, Deteriorating, and Poorly Maintained Buildings" as "indicative" of blight.

Some photographs are labeled as "Aging, Poorly Maintained," but there is no discussion of specific building conditions and how those conditions make it unsafe for persons to live or work in these buildings. According to the Preliminary Report, the consultant conducted a parcel-by-parcel survey of the project area. "Property and building conditions were recorded for each parcel based upon guidelines and standards of health and safety concerns with regard to structural integrity, conditions of buildings on site, and the overall condition of the property. The standards used for the survey are shown on the form that was

³ SB 1206, Chapter 595, Approved by Governor September 29, 2006, Legislative Counsel's Digest, p. 5.

⁴ Preliminary Report for Amendment No. 2 to the Washington Boulevard Redevelopment Project Area, March 26, 2009, p. 22.

used and is attached in the Appendix A.”⁵ Appendix A (attached as Attachment #4 of this Statement) includes categories such as “Unsafe building conditions,” “Aging, deteriorating, and poorly maintained buildings,” etc.

What specific conditions did the consultant see during the survey that resulted in a building being characterized as “Unsafe building conditions”? Without providing the detailed results of the survey, there is no way for the reader of the Report to determine if the building conditions truly warrant the label of “Unsafe building conditions.”

The following is an example of the seemingly arbitrary nature of the consultant’s assignment of its blight categories:



#84 8311 Chetle Ave.



#83 12040 Rivera Rd.

⁵ Preliminary Report for Amendment No. 2 to the Washington Boulevard Redevelopment Project Area, March 26, 2009, p. 11.

According to County of Los Angeles Assessor records, both buildings were constructed in 1977; and as can be seen in the County photographs, are in similarly good physical condition. However, according to the Parcel List in the Preliminary Report, the Commission's consultant categorized parcel #84 as "(A) Unsafe building conditions;" "(B) Aging, deteriorating, and poorly maintained buildings;" "(F) outdated and inefficient building configuration;" and "(J) Vacant and underutilized land or buildings." Parcel #83 is categorized as "(E) Small and irregular shaped lots under multiple ownership that are vacant or underutilized;" and "(J) Vacant and underutilized land or buildings." County staff observed that neither parcel appeared to be vacant.

Observable and demonstrated evidence of dilapidated conditions in other preliminary reports reviewed by the County have included: substantial or gaping holes in exterior walls or façade; visible cracks in the foundation; broken windows or frames that are rotted or out of alignment; deteriorated, buckling, and rotting roofing materials; collapsing and leaking ceilings; damaged or missing sections of eaves or gutters; damaged or rotting exterior wall materials; warped and unstable floors; water damage and mold growth; and inoperable doors.

County staff observed very few examples of these types of conditions that are typically observed in blighted areas (See County photographs, Attachment #8).

In addition, because the consultant's categories are so broadly defined, it is not possible to determine if the label equates to truly blighted parcels. For example, the category "Aging, deteriorating, and poorly maintained buildings" could include minor deficiencies such as peeled paint and cracked sidewalks. Indeed, the consultant's comments for parcel numbers 37, 42, 56, and 147 include "chipped paint." The courts have repeatedly ruled that the mere existence of minor deficiencies does not necessarily create unsafe or unhealthy conditions. Redevelopment in California comments on such generalized findings of physical blight in describing *Friends of Mammoth*:

The evidence supporting physical blight was inadequate because the methodology used by the town to document building conditions was flawed. Specifically, the definition of terms such as "deterioration" and "dilapidation" were over-broad, including conditions such as the presence of peeling paint and dry rot, making it impossible to determine whether a sufficient number of structures were affected by conditions that were sufficiently serious that they resulted in buildings that were unsafe or unhealthy for human occupancy.⁶

The *Friends of Mammoth* court pointed out that "peeling paint, dry rot, and lack of maintenance need not by themselves result in an unsafe or unhealthy building" in

⁶ *Redevelopment in California*, David F. Beatty et al., 2004 (Third Edition), p. 36.

characterizing deterioration and dilapidation. And the *Diamond Bar* court emphasized that this subdivision “does not refer to potential health and safety concerns but to existing unsafe and unhealthy conditions.”⁷

In contrast to the poorly defined categories used by the consultant in this case, the County has reviewed other preliminary reports, from other consultants regarding other redevelopment areas that provided more exacting categories. For example, another consultant placed all buildings into one of five specific categories based on defined conditions: Sound; Deferred Maintenance; Moderate Rehabilitation required; Extensive Rehabilitation required; and Dilapidated.

The County examined the buildings presented as “blighted,” referenced as Attachment #8 to this Statement. For example, the building in the photograph below (11770 Slauson Ave.) is characterized as blighted by the consultant: (B) Aging, deteriorating, and poorly maintained buildings. The consultant’s comment in the Parcel List (Attachment #5) for this parcel is “Aging Building.” From the photograph below, there are no apparent deteriorating conditions present, and the consultant fails to demonstrate why a building that reaches a certain age should apparently automatically qualify as blighted.



#46 11770 Slauson Ave.

Further, Table 4 on page 23 of the Preliminary Report is confusing and misleading. Assuming the Commission’s listed categories are actually indicative of blight (they are not, see above), the statement that 86 percent of the buildings

⁷ *Beach-Courchesne v. City of Diamond Bar* (2000) 80 Cal.App.4th at p. 399.

exhibit signs of blight is not accurate. The percentages shown in Table 4 add to a total of 237 percent, therefore, without knowing how many buildings are being double-counted, it is not possible to determine the true number of buildings that exhibit the Commission's categories of blight.

Further indications of unsafe or unhealthy buildings, according to the Preliminary Report, include faulty or inadequate water or sewer facilities. It is unclear what the current deficiencies in these systems are, or how they are negatively impacting the community. In fact, according to the Preliminary Report, the water system "is operating properly and has adequate supply to provide for the needs of the area," and the wastewater system "has adequate capacity to accommodate any development that is compatible with the adopted General Plan."

Conditions That Prevent or Hinder the Effective Use of Buildings

(2) Conditions that prevent or substantially hinder the viable use or capacity of buildings or lots. These conditions may be caused by buildings of substandard, defective, or obsolete design or construction given the present general plan, zoning, or other development standards.

The Preliminary Report lists various commercial and industrial sites that, due to various land patterns, make redevelopment of the sites difficult. The emphasis is not on the existing uses, but future uses: "This is a high profile corner"; and "a prime candidate for redevelopment." These claims are not consistent with the CRL. Physical conditions causing blight do not result from factors that reduce or limit the **potential** of a parcel's economic viability; they must result from factors that "prevent or substantially hinder" the viable use of the **existing** buildings or lots.⁸

For example, the building at 11770 Slauson Ave. is fairly typical of the small businesses in the Project Area (see photograph on page 11 of this Statement). According to County of Los Angeles Assessor's records, the building is 19,475 square feet, was constructed in 1966, and as can be seen in the photograph appears to be in good physical condition. According to the Cortera Business Directory, Western Screw Products is in the screw machine products business; has 10 to 20 employees; and has annual sales between \$1 and \$5 million. Does the Commission plan to condemn this business, and eliminate these

⁸ See e.g. *Sweetwater Valley Civic Association v. City of National City* (1976) 18 Cal. 3d 270, 278, in which the Court wrote that "By requiring a showing of 'liabilities' plus a specified characteristic of blight, the Legislature made clear its intent that a determination of blight be made – not on the basis of potential alternative use of the proposed area – but on the basis of the area's existing use."

manufacturing jobs, simply because the building is “aging” and “does not meet current business needs”? Does the Commission plan to consolidate the parcels in this area in order to attract a new business park or big box retail center? Using redevelopment to replace functioning businesses with new uses is contradictory to the CRL.

Incompatible Land Uses

(3) Adjacent or nearby incompatible land uses that prevent the development of those parcels or other portions of the project area.

This condition was not observed by the Commission’s consultant, therefore there is no finding for this characteristic.

Irregular Lots

(4) The existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes, given present general plan and zoning standards and present market conditions.

According to the Preliminary Report, “Small and irregularly shaped lots are a problem for a community and for potential developers that are interested in revitalizing substandard properties.”⁹ And “Lots of irregular shape and size for designated development that do not meet market demands constitute blight under California Redevelopment Law.”¹⁰ The County disagrees with this interpretation of the CRL, as if this was true, any business could be condemned in favor of a much larger business simply because it happened to exist on an irregularly shaped or small parcel. If the Legislature had intended the ability of redevelopment agencies to declare a small business blighted because it does not meet the requirements (lot size, parking requirements, etc) of a modern big box center, it would have included this language in the statute.

The irregular shape or size must be shown to be a hindrance to the existing use, not an impediment to some future use as envisioned by the agency. According to *Friends of Mammoth*, “Substantial evidence must show that physical factors actually prevent or substantially hinder an existing use or lot’s economic viability.” And, “The record must demonstrate substantial evidence quantifying the effect

⁹ Preliminary Report for Amendment No. 2 to the Washington Boulevard Redevelopment Project Area, March 26, 2009, p. 28.

¹⁰ Preliminary Report for Amendment No. 2 to the Washington Boulevard Redevelopment Project Area, March 26, 2009, p. 33.

the physical condition has on the economic viability of the existing use or capacity of the building or lot.”

Because determinations of blight are to be made on the basis of an area’s existing use, and not its potential use, redevelopment “never can be used just because the public Commission considers that it can make a better use or planning of an area than its present use or plan.”¹¹ The Court in *Regus* also had a strong opinion on this issue¹²:

Second, unrestricted use of redevelopment powers fosters speculative competition between municipalities in their attempts to attract private enterprise, speculation which they can finance in part with other people’s money. When the extraordinary powers of legislation designed to combat blight and renew urban areas are used as a fiscal device to promote industrial, commercial, and business development in a project area that is merely underdeveloped rather than blighted, competitive speculation may be turned loose. By misemploying the extraordinary powers of urban renewal a redevelopment agency captures pending tax revenues which it can then use as a grubstake to subsidize commercial development within the project area in the hope of striking it rich.

Therefore, factors limiting a building which is currently a viable business from achieving potentially greater economic returns are beyond the scope of this subdivision. The evidence must show the existence of physical conditions which actually prevent an existing use from maintaining economic viability. The consultant has presented no evidence that demonstrates in fact that even one particular business has lost customers or revenue due to the irregular shape or size of its parcel.

Depreciated or Stagnant Property Values

(1) Depreciated or stagnant property values.

The Preliminary Report does not provide any evidence of depreciated or stagnant property values. Rather, other conditions (outdated and inefficient design and vacant or underutilized) apparently “contributes to depreciated or stagnant property values.”

¹¹ Sweetwater Valley Civic Assn. v. City of National City (1976) 18 Cal.3d 270, 278.

¹² Regus v. City of Baldwin Park (1977) 70 Cal. App. 3d 968.

Data provided by the County of Los Angeles Assessor's Office (Attachment #6) indicate significant assessed value growth in the Project Area, and thus cannot be seen as "depreciated" or "stagnant":

| Washington Boulevard | | | | |
|----------------------|----------------|------------------|--------------|---------------|
| | <u>secured</u> | <u>unsecured</u> | <u>Total</u> | <u>Growth</u> |
| 2004-05 | 137,257,008 | 17,427,062 | 154,684,070 | |
| 2005-06 | 149,774,128 | 17,478,952 | 167,253,080 | 8% |
| 2006-07 | 155,271,313 | 18,867,850 | 174,139,163 | 4% |
| 2007-08 | 164,077,161 | 20,242,431 | 184,319,592 | 6% |
| 2008-09 | 180,070,859 | 22,391,125 | 202,461,984 | 10% |

Impaired Property Values Due to Hazardous Wastes

(2) Impaired property values, due in significant part, to hazardous wastes on property where the agency may be eligible to use its authority as specified in Article 12.5 (commencing with Section 33459).

The Preliminary Report cites 32 properties as being classified as hazardous or potentially hazardous sites in the Project Area. Even if this was true, (no data is provided to confirm this statement), the Report provides no evidence that the conditions are impairing the property values of the parcels. Without specific information as to the type of contamination, it is impossible to determine the necessary mitigations that remain to be conducted.

Further, it is apparent that some parcels have been mitigated. Obviously, conditions must have been proven to be safe, or the buildings would not have been granted certificates for occupancy. It is also unclear what future mitigation, if any, will be required at these sites. Parcel #133, at 11808 Washington Blvd. (pictured on page 16 of this Statement), is a functioning casual restaurant. County staff visited this location, and noted that there were no posted signs warning patrons that the restaurant is located on a "contaminated site."



#133 11808 Washington Blvd.

The Commission does not demonstrate how the alleged conditions impaired any property values as required by the CRL. The Report also cites the existence of a Superfund site in the area, (outside the City), but does not indicate what, if any mitigation remains to be completed, or if a responsible party has been identified. Also, no projects are listed that would eliminate this blight condition, as required by the CRL.

Abnormally High Business Vacancies

(3) Abnormally high business vacancies, abnormally low lease rates, or an abnormally high number of abandoned buildings.

The Preliminary Report states that the vacancy rate in the Project Area is 16 percent. Because no data is provided to show how the vacancy rate was calculated, it is left to the reader to review the Report's List of Parcels to find vacancies. A careful examination of the List of Parcels reveals a number of flaws with the Commission's definition of what constitutes a vacant business or building, which leads to a significant overstatement of the vacancy rate in the Project Area.

For instance, a number of parcels are categorized as vacant businesses are neither vacant, nor contain buildings:



#89 11904 Washington Blvd.

Other parcels are categorized as “vacant,” however, upon inspection; they appear to be on-going businesses. For example, Parcel numbers #138 (11720 Washington Blvd.) and #139 (11734 Washington Blvd.) are both described in the Parcel List as a “Large Underutilized Lot.” Seen below, they are obviously not vacant lots:



#138 11720 Washington Blvd.



#139 11734 Washington Blvd.

By counting parcels as being vacant, that are not truly vacant businesses, the vacancy rate of 16 percent is significantly overstated. In order to determine an accurate vacancy rate, vacant lots and parcels that contain businesses that are not vacant should be removed. According to the Parcel list, 16 out of the 35 parcels described as vacant (received a "J") are either vacant lots lacking a business, or are operating businesses; and thus should not be counted as vacant businesses. The County offers that the actual vacancy rate is significantly lower than 16 percent, and it is unknown how the actual rate compares to other areas.

It must also be noted that other factors influence vacancy rates, among them large scale fluctuations in the economy, and without carefully addressing such factors, there is insufficient evidence with which to conclude that a given vacancy rate is "abnormal" and thus indicative of blight. The Preliminary Report includes a report from CB Richard Ellis regarding industrial vacancies. However, the comparison to the vacancy rates in the CBRE Report is not valid because the CBRE calculates industrial vacancies by square feet, while the Commission's consultant calculates the vacancy rate by parcel, and also includes commercial parcels in addition to industrial parcels.

Lack of Necessary Commercial Facilities

(4) A serious lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and banks and other lending institutions.

This condition was not observed by the Commission's consultant, therefore there is no finding for this characteristic.

Residential Overcrowding

(5) Serious residential overcrowding that has resulted in significant public health or safety problems. As used in this paragraph, "overcrowding" means exceeding the standard referenced in Article 5 (commencing with Section 32) of Chapter 1 of Title 25 of the California Code of Regulations.

This condition was not observed by the Commission's consultant, therefore there is no finding for this characteristic.

An Excess of Adult-Oriented Businesses

(6) An excess of bars, liquor stores, or adult-oriented businesses that has resulted in significant public health, safety, or welfare problems.

This condition was not observed by the Commission's consultant, therefore there is no finding for this characteristic.

Crime

(7) A high crime rate that constitutes a serious threat to the public safety and welfare.

This condition was not observed by the Commission's consultant, therefore there is no finding for this characteristic.

Inadequate Public Improvements

A blighted area that contains the conditions described in subdivision (b) may also be characterized by the existence of inadequate public improvements or inadequate water or sewer utilities.

Inadequate public improvements are not a separate condition of blight, but a blighted area may be characterized by inadequate public improvements if other conditions of physical and economic blight have been established. A wish list of public works projects is presented on page 35 of the Preliminary Report, without

any specificity. The Commission does not discuss why these improvements cannot be funded by private or government sources, and how these infrastructure improvements would directly alleviate the stated blighted conditions, as required by the CRL.

According to Section 33445(a)(2), assuming a validly established redevelopment project area, an agency may undertake public infrastructure projects, provided that, among other things, the legislative body determines that no other reasonable means of financing the buildings, facilities, structures, or other improvements, are available to the community. There is nothing in the Preliminary Report to indicate that the claimed inadequate improvements are not merely suffering from normal wear and tear and why the City is not capable of funding this maintenance. The Preliminary Report also fails to establish a nexus between these planned expenses and the alleviation of blight in the Project Area.

Inclusion of Non-Blighted Parcels

According to Section 33321:

A project area need not be restricted to buildings, improvements, or lands which are detrimental or inimical to the public health, safety, or welfare, but may consist of an area in which such conditions predominate and injuriously affect the entire area. A project area may include lands, buildings, or improvements which are not detrimental to the public health, safety or welfare, but whose inclusion is found necessary for the effective redevelopment of the area of which they are a part. Each such area included under this section shall be necessary for effective redevelopment and shall not be included for the purpose of obtaining the allocation of tax increment revenue from such area pursuant to Section 33670 without other substantial justification for its inclusion.

The consultant states on page 15 of the Preliminary Report that 12 properties (5 percent of the total) meet current development guidelines. Of course this is according to the consultant's blight categories, which the County disputes. However, an inspection of the Parcel List reveals 32 parcels were actually assigned a "K," or "No planning or building deficiencies apparent." In this section, the consultant has significantly understated the number of non-blighted parcels. In addition, it would be "infeasible, impractical, or imprudent" to exclude them. The County disagrees with this assessment, as most of the non-blighted parcels are concentrated around the corner of Slauson and Sorensen Avenues, and thus could have been excluded.

These parcels include the following:



#11 12015 Slauson Ave.



#80 8409 Chetle Ave.



#135 8110 Sorensen Ave.



#148 11821 Wakeman St.



#153 11823 Slauson Ave.



#157 11921 Slauson Ave.

The consultant's rationale for the inclusion of these non-blighted parcels is flawed. First, the consultant claims that "Should the City choose to exclude the non-blighted parcels, the ability to consolidate parcels to accommodate revitalization of the area may possibly be severely compromised." Is the consultant suggesting that some of these non-blighted parcels might be consolidated with adjacent parcels for new development projects? It is hard to imagine a scenario whereby the Commission would seek to acquire recently constructed business parks by eminent domain, in order to consolidate them with adjacent parcels.

Second, the consultant suggests that because it often takes "several years" for redevelopment projects to generate economic growth, that some of the non-blighted parcels could fall into disrepair during this time. Again, it does not appear likely that these businesses will somehow become blighted in the next few years.

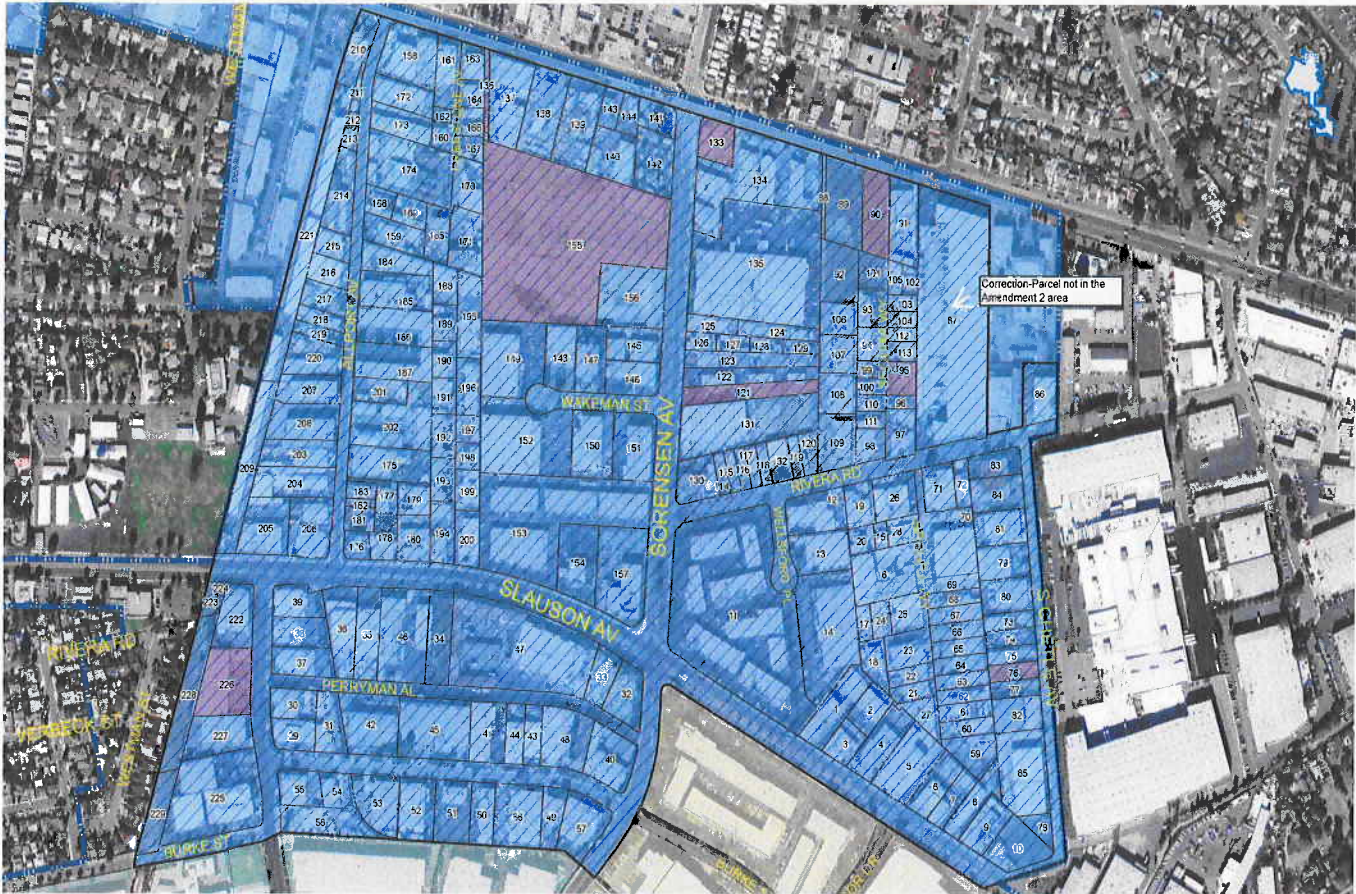
Third, the consultant asserts that "the resulting 'checkerboard' will make it extremely difficult to determine on a routine basis which properties lie within and which are outside the project area." The reasoning behind this rationale is unclear, at best. Obviously, any difficulty in determining which parcel lies in the project area can be easily remedied by referring to an adequate map of the project area.

Lacking any valid reasons for the inclusion of non-blighted parcels, the County believes the actual reason for their inclusion is for the collection of their tax increment, which violates Section 33321. The financial incentive is significant, as the total fiscal year 2008-09 Secured assessed values for the 32 non-blighted parcels is approximately \$63.5 million, or 35 percent of the total 2008-09 Secured values of \$180.1 million for the Project Area.

Procedural Issues

As described in Attachment #7, the proposed Redevelopment Plan Amendment No. 2 fails to comply with various time limits contained in the Community Redevelopment Law. These include the time for plan effectiveness, for debt to be incurred, and for the receipt of tax increment (see generally Health & Safety Code §33333.2 subdivision (a)). Additionally, Attachment #7 points out the Commission's failure to document compliance with the procedural requirements for notification of affected parties.

Attachment #1



CITY OF
SANTA FE SPRINGS

WASHINGTON BLVD #2



Attachment #2

Santa Fe Springs Timeline

- 6/12/2008 City Council adopted a resolution designating the survey areas of the proposed Consolidated and Washington Boulevard Project Areas.
- 9/25/2008 County received the Letter of Transmittal for the Notice of EIR Preparation for the Proposed Amendment No. 2 to the Washington Boulevard Redevelopment Project Area.
- 10/20/2008 County received the Notice of Proposed Amendment No. 2 to the Redevelopment Plan for the Washington Boulevard Redevelopment Project Area.
- 1/13/2009 County staff toured the proposed Project Area with City staff. County staff expressed doubt that the Project Area exhibited sufficient legally required blight characteristics, and suggested that City staff work with the County. City staff agreed, and stated that they would share a draft of the Preliminary Report the following week.
- 3/26/2009 The City transmitted the Preliminary Report.
- 4/14/2009 County staff had a telephone conversation with the City's consultant, and again, expressed doubt that the Project Area qualified as blight. Expressed that County staff would review the Preliminary Report and continue discussions.
- 5/13/2009 The City's consultant and City staff met with County staff to discuss the Project Area. County staff asked questions about contamination in the Project Area. County staff stated that in the opinion of the County, the findings in the Preliminary Report were not sufficient to justify blight. City staff stated that they could not revise the Project Area boundaries to exclude non-blighted parcels, as the revised Project Area would be too small to make it a feasible project.
- 5/19/2009 In a telephone conversation, the City's consultant informed County staff that the City could not devise an acceptable compromise, so the City intended to adopt the Project Area. County staff informed the Consultant, that consistent with the discussion of May 13th, the County would likely challenge the Project.

June 2009

Attachment #3



March 26, 2009

Transmittal of:

**PRELIMINARY REPORT FOR AMENDMENT NO. 2 TO THE WASHINGTON
BOULEVARD REDEVELOPMENT PROJECT AREA**

And

**PRELIMINARY REPORT FOR AMENDMENT NO. 4 TO THE CONSOLIDATED
AMENDED REDEVELOPMENT PROJECT AREA**

To All Affected Taxing Agencies:

Enclosed, in digital format, are copies of the above-referenced documents which have been prepared in accordance with Health and Safety Code Section 33344.5. These reports have been preparatory to holding a public hearing to amend two existing redevelopment project areas. The date of the public hearing has not been established. Once this public hearing date has been set by the Santa Fe Springs City Council you will be notified by mail.

In the meantime, if you have any questions concerning these Preliminary Reports, or would like additional information, please contact Steve Masura at 562.868.0511 ext. 7352.

Sincerely,

Paul Ashworth
Director of Planning and Development

Enc:
CD ROM
Mailing List of Affected Taxing Agencies

Louie González, Mayor • Betty Putnam, Mayor Pro Tem
City Council
Joseph D. Serrano, Sr. • Gustavo R. Velasco • William K. Rounds
City Manager
Frederick W. Latham

Attachment #4

**Washington Blvd. Redevelopment Project Area
Amendment No. 2
Parcel Survey Form**

File No. _____
APN _____
Address _____

Parcel Characteristics-Adverse Physical Conditions

- ☐ **A.** Unsafe building conditions
comments: _____
- ☐ **B.** Aging, deteriorating, and poorly maintained buildings
comments: _____
- ☐ **C.** Incompatible adjacent or nearby uses of land parcels that hinder
economic development
comments: _____
- ☐ **D.** Adverse physical factors that demand significant improvements to
buildings in order that they be safe for occupancy
comments: _____
- ☐ **E.** Small and irregular shaped lots under multiple ownership that are vacant
or underutilized
comments: _____
- ☐ **F.** Outdated and inefficient building configuration and design that does not meet
current business needs
comments: _____
- ☐ **G.** Unsafe access to buildings or parking lots; obsolete setbacks
comments: _____
- ☐ **H.** Inadequate and obsolete infrastructure (i.e. utilities, storm drains, sewers, street
lighting and confusing and inefficient street systems)
comments: _____
- ☐ **I.** Metal building
comments: _____
- ☐ **J.** Vacant and underutilized land or buildings
comments: _____
- ☐ **K.** No planning or building deficiencies apparent/observed
Comments: _____

June 2009

Attachment #5

Printed 3/27/2009

WASHINGTON AMENDMENT 2

| ID | APN | ADDRESS | STREET | OWNER | INDICATOR | HEIGHT | COMMENTS |
|--------------|-------------------|---------|--------|------------------------------------|---------------|--------|---|
| 1618-014-011 | 12063 SAULSON AVE | | | LARSEN, RICHARD J. & JOSELYN TRS | F, G, H | | ACCESS TO REAR FACILITY; LANDLOCK |
| 1618-014-012 | 12105 SAULSON AVE | | | YOUNG, ROBERT H CO TR | F, H | | LANDLOCK. PAVEL |
| 1618-014-013 | 12101 SAULSON AVE | | | KELSON, THOMAS AND NANCY | B, F, G | | FRONT DOOR ENTRY; LIMITED SETBACK |
| 1618-014-014 | 12117 SAULSON AVE | | | KELLY, PATRICK J AND MARGARET TRS | K | | |
| 1618-014-015 | 12135 SAULSON AVE | | | RAIL SHACK, GUY F AND NADINE S TRS | J | | FRONT SETBACK |
| 1618-014-016 | 12138 SAULSON AVE | | | FORTNER, HAROLD E JR | F, G, H | | FRONT SETBACK |
| 1618-014-017 | 12137 SAULSON AVE | | | RAIL SHACK, GUY F AND NADINE S TRS | F, G, H | | FRONT SETBACK |
| 1618-014-018 | 12137 SAULSON AVE | | | RAIL SHACK, GUY F AND NADINE S TRS | B, F, G, H | | FRONT SETBACK |
| 1618-014-019 | 12140 SAULSON AVE | | | STAR DIE CASTING INC | B, F, G | | FRONT SETBACK |
| 1618-014-020 | 12205 SAULSON AVE | | | BROWN, LLOYD DU TR | F, G, J | | FRONT SETBACK; COMMERCIAL TYPE DESIGN |
| 1618-014-021 | 12015 SAULSON AVE | | | CHANDLER, LUC | K | | NO BLIGHT; LARGE PARCEL DEVELOPMENT |
| 1618-014-022 | 11966 RIVERA RD | | | ORDURKE, MICHAEL T AND JOAN M TR | P | | OUTDATED TRUCKING WELL FRONTING ROAD |
| 1618-014-023 | 8520 WELLSFORD PL | | | SAUNDERS, EDWARD C CO TR | K | | |
| 1618-014-024 | 12058 SAULSON AVE | | | SESSER, INVESTMENT PTNSHP AND | K | | |
| 1618-015-002 | 8317 SECURA WAY | | | VIETTEL, KENNETH AND | E, G, H | | LANDLOCK. PAVEL |
| 1618-015-007 | 8331 SECURA WAY | | | OLIVER, RICHARD K | H | | LANDLOCK. PAVEL |
| 1618-015-011 | 8357 SECURA WAY | | | BUTTS, EVAN L AND GERALDINE TRS | E, F, G, H | | |
| 1618-015-013 | 8411 SECURA WAY | | | CONWAY, JOHN CO TR | E, F, H | | |
| 1618-015-014 | 8411 SECURA WAY | | | CONWAY, ELISABETH CO TR | E, F, H | | |
| 1618-015-017 | 8317 SECURA WAY | | | SERRANO, ELISABETH TR | E, G, H | | LANDLOCK. PAVEL |
| 1618-015-019 | 8426 SECURA WAY | | | PATRICIA A MARRERO TR ET AL | B, E, H | | |
| 1618-015-020 | 8417 SECURA WAY | | | PATRICIA A MARRERO TR ET AL | B, E, F, G, H | | UNSAFE UNLOADING/LOADING DOOR |
| 1618-015-021 | 8413 SECURA WAY | | | HELMRECHT, HILDEGARD F TR | A, E, G, H | | UNSAFE UNLOADING/LOADING DOOR |
| 1618-015-023 | 8355 SECURA WAY | | | GEORGE, WILLIAM R AND CAROL F | E, F, G, H | | LANDLOCK. PAVEL |
| 1618-015-027 | 8349 SECURA WAY | | | RAIL SHACK, GUY F AND NADINE S TRS | B, E, H | | |
| 1618-015-048 | 12000 RIVERA RD | | | LBS CORP AND | B, E, F, H | | UN-OPERATIVE VEHICLES |
| 1618-015-051 | 8427 SECURA LLC | | | 8427 SECURA LLC | | | UNSAFE UNLOADING/LOADING DOOR |
| 1618-015-052 | 12004 RIVERA RD | | | RETAUL, ROBERT H AND DONNA A TRS | E, H | | |
| 1618-015-053 | 8410 SECURA ST | | | RETAUL, ROBERT H AND DONNA A TRS | E, H | | |
| 1618-015-057 | 8410 SECURA ST | | | WYN, JENNIFER D WYN ET AL | K | | NO DEFICIENCIES OBSERVED |
| 1618-022-001 | 11810 BURKE ST | | | CONVINGTON, CHARLES AND DORIS TRS | K | | NON-CONFORMING SETBACK |
| 1618-022-003 | 11810 BURKE ST | | | DANIELS, TIRE SERVICE | J | | MAY APPEAR TO BE AGING |
| 1618-022-017 | 11850 SAULSON AVE | | | DANIELS, TIRE SERVICE | J | | VACANT & UNDERUTILIZED; PAVED LOT |
| 1618-022-018 | 11850 SAULSON AVE | | | DANIELS, TIRE SERVICE | J | | VACANT & UNDERUTILIZED; PAVED LOT |
| 1618-022-028 | 11760 SAULSON AVE | | | WALTMAN, JOHN J AND | B, F | | AGING BUILDING; OUTDATED DESIGN; OUTSIDE STORAGE IN PARKING STRUCTURE |
| 1618-022-029 | 11748 SAULSON AVE | | | WALTMAN, JOHN J AND | B, F | | AGING BUILDING; OUTDATED DESIGN; SHAPED |
| 1618-022-030 | 8528 DICE RD | | | ROBERTS, JUD O AND MARILYN TRS | B, F | | DETERRATING CONDITIONS; CHIPPED PAINT; BROKEN WINDOWS |
| 1618-022-031 | 8516 DICE RD | | | HG LEASING LLC | B | | AGING BUILDING |
| 1618-022-032 | 11720 SAULSON AVE | | | GARRETT, BOBBY AND MAUREEN TRS | B | | AGING BUILDING; DETERRATING CONDITIONS |
| 1618-022-035 | 8533 BURKE ST | | | WERNER, CHRISTIAN CO TR | B, F, G, H | | AGING BUILDING; DETERRATING CONDITIONS |
| 1618-022-036 | 11845 BURKE ST | | | TECANT, BRUCE INC | B | | OUTDATED DESIGN; OBSOLETE SETBACK |
| 1618-022-039 | 11825 BURKE ST | | | BATTENSLAG, RICHARD E CO TR | B | | PAINT CHIPPING OFF BUILDING; EXTERIOR TREATMENT |
| 1618-022-040 | 11825 BURKE ST | | | BATTENSLAG, RICHARD E CO TR | F | | OUTDATED DESIGN |
| 1618-022-041 | 11916 BURKE ST | | | BACKEN, GARY TR | F, G | | OUTDATED DESIGN; FRONT SETBACK |
| 1618-022-042 | 11875 BURKE ST | | | TRANSURF, CO INC | F, G | | OUTSIDE PALLET ON PARKING |
| 1618-022-043 | 11850 SAULSON AVE | | | DANIELS, TIRE SERVICE | B, F, G, H, I | | |
| 1618-022-045 | 11933 BURKE ST | | | DANIELS, TIRE SERVICE | B, F, H | | AGING BUILDING; OUTDATED DESIGN |
| 1618-022-046 | 11790 SAULSON AVE | | | WESTERN SCREW PRODUCTS INC | E, H | | IRREGULAR SHAPED LOT; VACANT; UNPAVED LOT |
| 1618-022-049 | 11770 SAULSON AVE | | | WESTERN SCREW PRODUCTS INC | B | | AGING BUILDING |
| 1618-022-053 | 11930 BURKE ST | | | DOUBLE POINT PROPERTIES LLC | B | | OUTDATED DESIGN |
| 1618-022-054 | 11761 BURKE ST | | | DOUBLE POINT PROPERTIES LLC | F | | OUTDATED DESIGN |

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June 2009

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| | | | | |
|--------------|-----------------|----------------------------|-------------|--------------------------------|
| 8168-026-001 | 8440 SECURA WAY | SHELTON & ALSON LLC | E H | |
| 8168-026-002 | 8440 SECURA WAY | ELANARY MARY TR | E H | |
| 8168-026-003 | 8420 SECURA WAY | CLIF LLC | A B E F G H | CONTAINERS IN PARKING LOT |
| 8168-026-004 | 8420 SECURA WAY | CLIF LLC | B E F G H | |
| 8168-026-005 | 8420 SECURA WAY | CLIF LLC | B E F G H | |
| 8168-026-006 | 8418 SECURA WAY | KAPLAN MELVIN TR | B E F G H | |
| 8168-026-007 | 8418 SECURA WAY | ONE, THAM T ET AL | B E F H | |
| 8168-026-008 | 8418 SECURA WAY | ONE, THAM T ET AL | B E F H | |
| 8168-026-009 | 8418 SECURA WAY | ONE, THAM T ET AL | B E F H | |
| 8168-026-010 | 8406 SECURA WAY | KLEWER ROBERT W | B E F H | |
| 8168-026-011 | 8400 SECURA WAY | KLEWER ROBERT W | B E F H | |
| 8168-026-012 | 8324 SECURA WAY | KRUG HENRY AND HELEN E TRS | B E F G H | UNSAFE LOADING IN LOADING DOOR |
| 8168-026-013 | 8348 SECURA WAY | KRUG HENRY AND HELEN E TRS | B E F G H | UNSAFE LOADING IN LOADING DOOR |
| 8168-026-014 | 8342 SECURA WAY | KRUG HENRY AND HELEN E TRS | B E F G H | UNSAFE LOADING IN LOADING DOOR |
| 8168-026-015 | 8322 SECURA WAY | KRUG HENRY AND HELEN E TRS | B E F G H | UNSAFE LOADING IN LOADING DOOR |
| 8168-026-016 | 8322 SECURA WAY | NES SYSTEMS INC | G H | UNSAFE LOADING IN LOADING DOOR |
| 8168-026-017 | 12000 RIVERA RD | PRECOSCO HUMBERTO SR TR | G | UNSAFE LOADING IN LOADING DOOR |
| 8168-026-018 | 12000 RIVERA RD | PRECOSCO HUMBERTO SR TR | G | UNSAFE LOADING IN LOADING DOOR |
| 8168-026-019 | 12000 RIVERA RD | PRECOSCO HUMBERTO SR TR | G | UNSAFE LOADING IN LOADING DOOR |
| 8168-026-020 | 12000 RIVERA RD | PRECOSCO HUMBERTO SR TR | G | UNSAFE LOADING IN LOADING DOOR |
| 8168-026-021 | 8433 CHETLE AVE | BLANKENHORN MILDRED ET AL | E | IRREGULAR LOT |
| 8168-026-022 | 8433 CHETLE AVE | BLANKENHORN MILDRED ET AL | E | IRREGULAR LOT |
| 8168-026-023 | 8433 CHETLE AVE | BLANKENHORN MILDRED ET AL | E | IRREGULAR LOT |
| 8168-026-024 | 8433 CHETLE AVE | BLANKENHORN MILDRED ET AL | E | IRREGULAR LOT |
| 8168-026-025 | 8433 CHETLE AVE | BLANKENHORN MILDRED ET AL | E | IRREGULAR LOT |
| 8168-026-026 | 8433 CHETLE AVE | BLANKENHORN MILDRED ET AL | E | IRREGULAR LOT |
| 8168-026-027 | 8433 CHETLE AVE | BLANKENHORN MILDRED ET AL | E | IRREGULAR LOT |
| 8168-026-028 | 8433 CHETLE AVE | BLANKENHORN MILDRED ET AL | E | IRREGULAR LOT |
| 8168-026-029 | 8433 CHETLE AVE | BLANKENHORN MILDRED ET AL | E | IRREGULAR LOT |
| 8168-026-030 | 8433 CHETLE AVE | BLANKENHORN MILDRED ET AL | E | IRREGULAR LOT |
| 8168-026-031 | 8433 CHETLE AVE | BLANKENHORN MILDRED ET AL | E | IRREGULAR LOT |
| 8168-026-032 | 8433 CHETLE AVE | BLANKENHORN MILDRED ET AL | E | IRREGULAR LOT |
| 8168-026-033 | 8433 CHETLE AVE | BLANKENHORN MILDRED ET AL | E | IRREGULAR LOT |
| 8168-026-034 | 8433 CHETLE AVE | BLANKENHORN MILDRED ET AL | E | IRREGULAR LOT |
| 8168-026-035 | 8433 CHETLE AVE | BLANKENHORN MILDRED ET AL | E | IRREGULAR LOT |
| 8168-026-036 | 8433 CHETLE AVE | BLANKENHORN MILDRED ET AL | E | IRREGULAR LOT |
| 8168-026-037 | 8433 CHETLE AVE | BLANKENHORN MILDRED ET AL | E | IRREGULAR LOT |
| 8168-026-038 | 8433 CHETLE AVE | BLANKENHORN MILDRED ET AL | E | IRREGULAR LOT |
| 8168-026-039 | 8433 CHETLE AVE | BLANKENHORN MILDRED ET AL | E | IRREGULAR LOT |
| 8168-026-040 | 8433 CHETLE AVE | BLANKENHORN MILDRED ET AL | E | IRREGULAR LOT |
| 8168-026-041 | 8433 CHETLE AVE | BLANKENHORN MILDRED ET AL | E | IRREGULAR LOT |
| 8168-026-042 | 8433 CHETLE AVE | BLANKENHORN MILDRED ET AL | E | IRREGULAR LOT |
| 8168-026-043 | 8433 CHETLE AVE | BLANKENHORN MILDRED ET AL | E | IRREGULAR LOT |
| 8168-026-044 | 8433 CHETLE AVE | BLANKENHORN MILDRED ET AL | E | IRREGULAR LOT |
| 8168-026-045 | 8433 CHETLE AVE | BLANKENHORN MILDRED ET AL | E | IRREGULAR LOT |
| 8168-026-046 | 8433 CHETLE AVE | BLANKENHORN MILDRED ET AL | E | IRREGULAR LOT |
| 8168-026-047 | 8433 CHETLE AVE | BLANKENHORN MILDRED ET AL | E | IRREGULAR LOT |
| 8168-026-048 | 8433 CHETLE AVE | BLANKENHORN MILDRED ET AL | E | IRREGULAR LOT |
| 8168-026-049 | 8433 CHETLE AVE | BLANKENHORN MILDRED ET AL | E | IRREGULAR LOT |
| 8168-026-050 | 8433 CHETLE AVE | BLANKENHORN MILDRED ET AL | E | IRREGULAR LOT |
| 8168-026-051 | 8433 CHETLE AVE | BLANKENHORN MILDRED ET AL | E | IRREGULAR LOT |
| 8168-026-052 | 8433 CHETLE AVE | BLANKENHORN MILDRED ET AL | E | IRREGULAR LOT |
| 8168-026-053 | 8433 CHETLE AVE | BLANKENHORN MILDRED ET AL | E | IRREGULAR LOT |
| 8168-026-054 | 8433 CHETLE AVE | BLANKENHORN MILDRED ET AL | E | IRREGULAR LOT |
| 8168-026-055 | 8433 CHETLE AVE | BLANKENHORN MILDRED ET AL | E | IRREGULAR LOT |
| 8168-026-056 | 8433 CHETLE AVE | BLANKENHORN MILDRED ET AL | E | IRREGULAR LOT |
| 8168-026-057 | 8433 CHETLE AVE | BLANKENHORN MILDRED ET AL | E | IRREGULAR LOT |
| 8168-026-058 | 8433 CHETLE AVE | BLANKENHORN MILDRED ET AL | E | IRREGULAR LOT |
| 8168-026-059 | 8433 CHETLE AVE | BLANKENHORN MILDRED ET AL | E | IRREGULAR LOT |
| 8168-026-060 | 8433 CHETLE AVE | BLANKENHORN MILDRED ET AL | E | IRREGULAR LOT |
| 8168-026-061 | 8433 CHETLE AVE | BLANKENHORN MILDRED ET AL | E | IRREGULAR LOT |
| 8168-026-062 | 8433 CHETLE AVE | BLANKENHORN MILDRED ET AL | E | IRREGULAR LOT |
| 8168-026-063 | 8433 CHETLE AVE | BLANKENHORN MILDRED ET AL | E | IRREGULAR LOT |
| 8168-026-064 | 8433 CHETLE AVE | BLANKENHORN MILDRED ET AL | E | IRREGULAR LOT |
| 8168-026-065 | 8433 CHETLE AVE | BLANKENHORN MILD | | |

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June 2009

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June 2009

WASHINGTON AMENDMENT 2

[illegible]

City Planning & Dev. Redevelopment in WASHINGTON AMENDMENT 21 WASH AMEND 2 PARCELS

Attachment #6

The following data was provided by the County of Los Angeles Assessor's Office. Parcel numbers for fiscal year 2008-09 data were used, and additional parcel numbers were added or subtracted in past years to adjust for subdivisions, consolidations, or other changes to parcels. A declaration as to the accuracy of the data is also attached.

Statement of Objections to the Proposed
Santa Fe Springs Washington Boulevard
Project Area Amendment No. 2

June 2009

Santa Fe Springs - Amendment No. 2 Washington Boulevard Redevelopment Project Area

2004-05 Assessed Values - Secured

| APN | ADDRESS | OWNER | LAND Value | Improvement Value | GPP Value | ASSESSED VALUE | Exempt Value |
|------------|-----------------------|----------------------------------|------------|-------------------|-----------|----------------|--------------|
| 8168014011 | 12003 SLAUSON AVE | LARSEN,RIC AND JOELYN TRS | 218,200 | 258,741 | 0 | 476,941 | 0 |
| 8168014012 | 12105 SLAUSON AVE | YOUNG,ROBERT H CO TR | 65,357 | 106,897 | 0 | 172,254 | 0 |
| 8168014013 | 12101 SLAUSON AVE | THOMSON,THOMAS AND NANCY | 175,284 | 326,474 | 0 | 501,758 | 0 |
| 8168014014 | 12117 SLAUSON AVE | KELLY,PATRICK J AND MARGARET TRS | 368,015 | 901,300 | 0 | 1,269,315 | 0 |
| 8168014015 | 12109 SLAUSON AVE | RAILBACK,GUY F AND NADINE S TRS | 187,285 | 296,577 | 0 | 483,862 | 0 |
| 8168014016 | 12139 SLAUSON AVE | FORTNER,HAROLD E JR | 313,751 | 704,471 | 0 | 1,018,222 | 0 |
| 8168014017 | 12157 SLAUSON AVE | FERGUSON,DONALD S AND | 67,082 | 88,819 | 0 | 155,901 | 0 |
| 8168014018 | 12201 SLAUSON AVE | ANDERSON,RONNY O AND | 78,950 | 96,883 | 0 | 175,833 | 0 |
| 8168014019 | 12209 SLAUSON AVE | STAR,DIE CASTING INC | 305,018 | 555,811 | 374,854 | 1,235,683 | 0 |
| 8168014020 | 12216 SLAUSON AVE | BROWN,EDDYLOU TR | 129,466 | 244,950 | 0 | 374,416 | 0 |
| 8168014021 | 12015 SLAUSON AVE | CHANDEN LLC | 3,826,163 | 2,953,077 | 0 | 6,779,240 | 0 |
| 8168014022 | 11966 RIVERA RD | OROURKE,MICHAEL T AND JOAN M TR | 301,827 | 488,828 | 0 | 790,655 | 0 |
| 8168014023 | 8520 WELLSFORD PL | SAUNDERS,EDWARD C CO-TR | 165,178 | 742,287 | 0 | 907,465 | 0 |
| 8168014024 | 12050 SLAUSON AVE | BISSER INVESTMENT FUND AND | 612,072 | 742,169 | 0 | 1,354,241 | 0 |
| 8168015002 | 8517 SECURA WAY | VIERTEL,KENNETH AND | 49,664 | 80,035 | 0 | 129,699 | 0 |
| 8168015007 | 8533 SECURA WAY | OLIVER,RICHARD K | 285,165 | 708,413 | 0 | 993,578 | 0 |
| 8168015011 | 8357 SECURA WAY | BUTTS,EDGAR L AND GERALDINE TRS | 28,609 | 0 | 0 | 28,609 | 0 |
| 8168015013 | 8411 SECURA WAY | LOUVERAS,PETRIUS L CO TR | 125,717 | 181,433 | 0 | 307,150 | 0 |
| 8168015016 | 11690 RIVERA RD | SERRANO,ELISEO B TR AND | 324,305 | 258,444 | 0 | 582,749 | 0 |
| 8168015017 | 8517 SECURA WAY | SERRANO,ELISEO B TR | 35,854 | 45,506 | 0 | 81,360 | 0 |
| 8168015018 | 8425 SECURA WAY | PATRICIA A MARRERO TR ET AL | 142,613 | 238,387 | 0 | 380,000 | 0 |
| 8168015023 | 8417 SECURA WAY | PATRICIA A MARRERO TR ET AL | 142,613 | 238,387 | 0 | 380,000 | 0 |
| 8168015023 | 8501 SECURA WAY | HELMRECHT,HILDEGARD F TR | 354,000 | 583,500 | 0 | 937,500 | 0 |
| 8168015046 | 8355 SECURA WAY | GEORGE,WILLIAM R AND CAROL F | 101,887 | 283,227 | 0 | 385,114 | 0 |
| 8168015047 | 8349 SECURA WAY | RAILBACK,GUY F AND NADINE S TRS | 82,925 | 153,800 | 0 | 236,725 | 0 |
| 8168015049 | 12000 RIVERA RD | LSC CORP AND | 87,087 | 154,117 | 0 | 241,204 | 0 |
| 8168015051 | 8427 SECURA WAY | RAILBACK,GUY F AND NADINE S TRS | 87,087 | 154,117 | 0 | 241,204 | 0 |
| 8168015052 | 12004 RIVERA RD | LITZAU,ROBERT H AND DONNA A TRS | 46,634 | 164,242 | 0 | 210,876 | 0 |
| 8168023001 | 11815 BURKE ST | MARK,JEROME W TR ET AL | 73,790 | 163,625 | 0 | 237,415 | 0 |
| 8168023002 | 8540 DICE RD | LYNN JENSEN DOWDEN | 72,239 | 148,787 | 0 | 221,026 | 0 |
| 8168023003 | 11928 BURKE ST | COVINGTON,CHARLES AND DORIS TRS | 102,488 | 182,836 | 0 | 285,324 | 0 |
| 8168023017 | 11950 SLAUSON AVE | DANIELS TIRE SERVICE | 112,933 | 2,922 | 0 | 115,855 | 0 |
| 8168023018 | 11850 SLAUSON AVE | DANIELS TIRE SERVICE | 78,104 | 34,181 | 0 | 112,285 | 0 |
| 8168023025 | | | 116,381 | | | 116,381 | 0 |
| 8168023028 | 11760 SLAUSON AVE | WALTMAN,JOHN J AND | 481,902 | 902,831 | 0 | 1,384,733 | 0 |
| 8168023029 | 11748 SLAUSON AVE | WALTMAN,JOHN J AND | 445,709 | 566,984 | 0 | 1,012,693 | 0 |
| 8168023030 | 8528 DICE RD | ROBERTS,JUD O AND MARILYN TRS | 220,622 | 285,402 | 0 | 496,024 | 0 |
| 8168023031 | 8518 DICE RD | HG LEASING LLC | 320,000 | 506,000 | 0 | 826,000 | 0 |
| 8168023032 | 11720 SLAUSON AVE | BARRETT,SCOBY AND MAUREEN TRS | 75,411 | 184,411 | 0 | 259,822 | 0 |
| 8168023035 | 8620 BURKE ST | WEBER,WARREN L CO TR | 645,754 | 927,375 | 0 | 1,573,129 | 0 |
| 8168023037 | 11901 BURKE ST | BERA,GIRISH R AND USHA TRS ETAL | 378,356 | 728,688 | 0 | 1,107,044 | 0 |
| 8168023038 | 11845 BURKE ST | TECHNI BRAZE INC | 330,179 | 652,502 | 0 | 982,681 | 0 |
| 8168023040 | 11825 BURKE ST | BATTENBACH,RICHARD E CO TR | 82,789 | 137,248 | 0 | 220,037 | 0 |
| 8168023041 | 11802 BURKE ST | BACKEN,CATHY TR | 153,389 | 441,454 | 0 | 594,843 | 0 |
| 8168023042 | 11875 BURKE ST | TRANSILWRAP CO INC | 1,087,592 | 1,552,194 | 156,480 | 2,796,266 | 0 |
| 8168023043 | | | 232,777 | 434,512 | 393,399 | 1,060,688 | 0 |
| 8168023045 | 11650 SLAUSON AVE | DANIELS TIRE SERVICE | 563,557 | 825,700 | 378,678 | 1,767,935 | 0 |
| 8168023046 | 11634 BURKE ST | DANIELS TIRE SERVICE | 121,490 | 81,199 | 850,096 | 952,785 | 0 |
| 8168024003 | 11650 BURKE ST | DOUBLE POINT PROPERTIES LLO | 204,934 | 108,225 | 0 | 313,159 | 0 |
| 8168024006 | 11904 BURKE ST | CHOLAKIAN,APRILHE AND STELLA M | 387,144 | 354,420 | 0 | 741,564 | 0 |
| 8168024007 | 11876 BURKE ST | EARL,CLAUDETTE A | 220,676 | 118,590 | 0 | 339,266 | 0 |
| 8168024008 | 11862 BURKE ST | EARL,CLAUDETTE A | 101,552 | 208,635 | 0 | 310,187 | 0 |
| 8168024009 | 11850 BURKE ST | IMASDOUKIAN,VASKEN AND | 603,709 | 526,797 | 0 | 1,130,506 | 0 |
| 8168024010 | 11822 BURKE ST | RITCHIE,DAVID W AND DEBRA TRS | 237,200 | 304,700 | 0 | 541,900 | 0 |
| 8168024011 | 11808 BURKE ST | ROSENBERGER,ADOLPH AND ELENI TRS | 428,795 | 522,674 | 0 | 951,469 | 0 |
| 8168024012 | 11802 BURKE ST | BALUNIAN,EDWARD S CO TR ET AL | 380,383 | 1,048,383 | 0 | 1,428,766 | 0 |
| 8168024013 | 8707 SORENSEN AVE | BRISTOL COMPANY | 116,319 | 254,147 | 0 | 370,466 | 0 |
| 8168024000 | 8648 DICE RD | SANTA FE SPRINGS CITY | 70,855 | 0 | 0 | 70,855 | 0 |
| 8168026004 | 8444 SECURA WAY | SHELDON SLAUSON LLO | 400,000 | 150,000 | 0 | 550,000 | 0 |
| 8168026005 | 8430 SECURA WAY | CHARNEY,NOLDS | 68,130 | 308,309 | 0 | 376,439 | 0 |
| 8168026005 | 8430 SECURA WAY | CHARNEY,NOLDS | 58,608 | 76,443 | 0 | 135,051 | 0 |
| 8168026007 | 8424 SECURA WAY | CLIF LLO | 34,472 | 81,032 | 0 | 115,504 | 0 |
| 8168026008 | 8418 SECURA WAY | KAPLAN,MELVIN TR | 34,472 | 84,662 | 0 | 119,134 | 0 |
| 8168026009 | 8416 SECURA WAY | ONG,THAMM ET AL | 185,450 | 296,352 | 0 | 481,802 | 0 |
| 8168026010 | 8400 SECURA WAY | KLEWER,ROBERT W | 118,911 | 221,806 | 0 | 340,717 | 0 |
| 8168026011 | 8400 SECURA WAY | KLEWER,ROBERT W | 118,911 | 243,226 | 0 | 362,137 | 0 |
| 8168026012 | 8354 SECURA WAY | KRUIG,HENRY AND HELEN E TRS | 90,382 | 232,756 | 0 | 313,138 | 0 |
| 8168026013 | 8348 SECURA WAY | KRUIG,HENRY AND HELEN E TRS | 90,382 | 241,198 | 0 | 331,580 | 0 |
| 8168026014 | 8340 SECURA WAY | KRUIG,HENRY AND HELEN E TRS | 149,428 | 241,198 | 0 | 390,626 | 0 |
| 8168026015 | 8332 SECURA WAY | NBS SYSTEMS INC | 412,500 | 1,146,064 | 0 | 1,558,564 | 0 |
| 8168026016 | 12020 RIVERA RD | FREGOSO,HUMBERTO SR TR | 202,108 | 438,184 | 0 | 640,292 | 0 |
| 8168026017 | 12030 RIVERA RD | ROSENBAUM,ROGER TR | 135,867 | 267,905 | 0 | 403,772 | 0 |
| 8168026026 | 8421 CHETLE AVE | BLANKSLEE,WILLIS CO TR ET AL | 68,487 | 147,289 | 0 | 215,776 | 0 |
| 8168026027 | 8434 CHETLE AVE | SCHUMACHER,GEORGE C CO TR | 89,148 | 5,330 | 0 | 94,478 | 0 |
| 8168026028 | 8433 CHETLE AVE | SCHUMACHER,GEORGE C CO TR | 88,007 | 176,761 | 0 | 264,768 | 0 |
| 8168026029 | 8500 CHETLE AVE | RADER,GLEN Y TR | 41,896 | 48,248 | 0 | 90,144 | 0 |
| 8168026030 | 8516 CHETLE AVE | OPARD,ROBERT H CO TR | 41,545 | 9,906 | 0 | 51,451 | 0 |
| 8168026038 | 8500 CHETLE AVE | BROWN,EDDYLOU TR | 26,387 | 3,950 | 0 | 30,337 | 0 |
| 8168026039 | 8408 CHETLE AVE | BROUGH,ANTHONY C SR CO TR | 336,821 | 541,318 | 0 | 878,139 | 0 |
| 8168026040 | 8408 CHETLE AVE | HIGLEY,GLENN C | 348,027 | 435,650 | 0 | 783,677 | 0 |
| 8168026041 | 8330 CHETLE AVE | LOVELL,EDWARD AND PATRICIA TRS | 413,571 | 686,476 | 0 | 1,100,047 | 0 |
| 8168026042 | 8324 CHETLE AVE | CHADRYN,NOLDS | 81,893 | 291,841 | 0 | 373,734 | 0 |
| 8168026043 | 12040 RIVERA RD | LARSEN,LOUISE J TR | 110,685 | 314,160 | 0 | 424,845 | 0 |
| 8168026044 | 8311 CHETLE AVE | METCHKOFF,DAVID G ET AL | 272,146 | 451,708 | 0 | 723,854 | 0 |
| 8168026045 | 8538 CHETLE AVE | WEISS FAMILY LIMITED PARTNERSHIP | 1,314,084 | 878,056 | 0 | 2,192,140 | 0 |
| 8168026013 | 12055 RIVERA RD | METCHKOFF PROPERTIES | 294,105 | 572,859 | 0 | 866,964 | 0 |
| 8168026016 | 11954 WASHINGTON BLVD | EASTGROUP PROPERTIES L P | 2,252,882 | 5,170,098 | 0 | 7,422,980 | 0 |
| 8168026022 | 0 | HERMANDEZ,JOSE S | 1,017 | 0 | 0 | 1,017 | 0 |
| 8168026023 | 11904 WASHINGTON BLVD | MISSION INDUSTRIES | 338,076 | 0 | 0 | 338,076 | 0 |
| 8168026024 | 11820 WASHINGTON BLVD | MISSION LINEN SUPPLY OF TURLOCK | 119,142 | 0 | 0 | 119,142 | 0 |
| 8168026025 | 11834 WASHINGTON BLVD | WHITTIER SOFT WATER CO | 31,900 | 300,353 | 0 | 332,253 | 0 |
| 8168026026 | 0 | MISSION INDUSTRIES | 243,760 | 1,474 | 0 | 245,234 | 0 |
| 8168026028 | 8118 SECURA WAY | ZRETZ,WILLIAM A AND CLELLA F TRS | 62,234 | 89,102 | 0 | 151,336 | 0 |
| 8168026029 | 8129 SECURA WAY | CRAIG,MARTHA A TR | 55,165 | 113,103 | 0 | 168,268 | 0 |
| 8168026011 | 8140 SECURA WAY | POSS,FLATINO CO INC | 55,166 | 117,894 | 86,252 | 259,112 | 0 |
| 8168026014 | 8400 SECURA WAY | S D L INVESTMENTS | 37,472 | 99,948 | 0 | 137,420 | 0 |
| 8168026015 | 8206 SECURA WAY | V V R E | 182,137 | 343,233 | 0 | 525,370 | 0 |
| 8168026016 | 11988 RIVERA RD | 1280 CALIFORNIA PARTNERS | 311,719 | 259,760 | 0 | 571,479 | 0 |
| 8168026022 | 8145 SECURA WAY | DEYR PROPERTIES | 150,661 | 51,262 | 0 | 201,923 | 0 |
| 8168026023 | 8165 SECURA WAY | HARISON,GEORGE | 88,318 | 114,294 | 0 | 202,612 | 0 |
| 8168026024 | 11820 WASHINGTON BLVD | MISSION LINEN SUPPLY OF TURLOCK | 49,127 | 0 | 0 | 49,127 | 0 |
| 8168026025 | 8106 SECURA WAY | FIELDS,MARK S AND ADALYN R TRS | 105,004 | 207,319 | 0 | 312,323 | 0 |
| 8168026026 | 8110 SECURA WAY | ESCALERA,LUIS L AND | 137,520 | 138,437 | 0 | 275,957 | 0 |
| 8168026027 | 8100 SECURA WAY | FREGOSO,HUMBERTO SR TR | 172,861 | 172,861 | 0 | 345,722 | 0 |
| 8168026028 | 8100 SECURA WAY | FIELDS,MARK S AND ADALYN R TRS | 84,809 | 134,622 | 0 | 219,431 | 0 |
| 8168026029 | 11965 RIVERA RD | L S C CORP | 101,514 | 214,752 | 0 | 316,266 | 0 |
| 8168026030 | 11967 RIVERA RD | COPELAND,JEFF INTERESTS LIMITED | 67,062 | 120,344 | 0 | 187,406 | 0 |
| 8168026031 | 11969 RIVERA RD | COPELAND,JEFF INTERESTS LIMITED | 172,558 | 127,587 | 0 | 300,145 | 0 |
| 8168026032 | 11973 RIVERA RD | MURE CORP AND | 109,323 | 249,896 | 0 | 359,219 | 0 |
| 8168026033 | 8203 SECURA WAY | GALLAGHER,GEDNEY TR | 131,497 | 35,859 | 0 | 167,356 | 0 |
| 8168026034 | 8209 SECURA WAY | HAMBLIN,KENNETH AND DOROTHY TRS | 112,378 | 128,212 | 0 | 240,590 | 0 |
| 8168026035 | 8122 SECURA WAY | VOLLBRECHT,JOHANNES M CO TR | 57,867 | 125,099 | 0 | 182,966 | 0 |
| 8168026036 | 8100 SECURA WAY | YOUNG,ROBERT AND VIRGINIA TRS | 51,293 | 58,298 | 0 | 109,591 | 0 |
| 8168030005 | 11923 RIVERA RD | BENAMAN INC | 65,710 | 174,467 | 0 | 240,177 | 0 |
| 8168030006 | 11920 RIVERA RD | BENAMAN INC | 65,710 | 155,720 | 88,303 | 309,733 | 0 |
| 8168030007 | 11920 RIVERA RD | BENAMAN INC | 65,710 | 138 | 0 | 65,848 | 0 |
| 8168030008 | 11920 RIVERA RD | BENAMAN INC | 81,359 | 182,197 | 0 | 263,556 | 0 |
| 8168030009 | 11941 RIVERA RD | DIAZ,MAXIMO R AND MARIA L | 103,096 | 183,282 | 0 | 286,378 | 0 |
| 8168030012 | 11955 RIVERA RD | HU,RICHARD AND HELEN TRS ET AL | 65,568 | 128,673 | 0 | 194,241 | 0 |
| 8168030013 | 11959 RIVERA RD | FERRIS,LUCILLE F TR | 22,228 | 70,388 | 0 | 92,616 | 0 |
| 8168030017 | 8230 SORENSEN AVE | SANTA FE SPRINGS F LLC | 302,249 | 52,391 | 0 | 354,640 | 0 |
| 8168030018 | 8224 SORENSEN AVE | RY CO LLC | 363,000 | 562,000 | 0 | 925,000 | 0 |

0 * Should be exclusive in the last report

Statement of Objections to the Proposed
Santa Fe Springs Washington Boulevard
Project Area Amendment No. 2

June 2009

Santa Fe Springs - Amendment No. 2 Washington Boulevard Redevelopment Project Area

| 2004-05 Assessed Values - Secured | 2004-05 Assessed Values - Unsecured | STREET | OWNER | LAND Value | Improvement Value | GPP Value | ASSESSED VALUE | Exempt Value |
|-----------------------------------|-------------------------------------|-----------------------|-----------------------------------|-------------------|-------------------|------------------|--------------------|--------------|
| 0169003019 | 0169003019 | 8214 SORESEN AVE | ZOCH,JOHN R AND MARY TRS | 72,581 | 172,077 | 0 | 244,658 | 0 |
| 0169003026 | 0169003026 | 8206 SORESEN AVE | CAMMACK, WILLIAM I TR | 29,238 | 87,238 | 0 | 116,476 | 0 |
| 0169003027 | 0169003027 | 8202 SORESEN AVE | HERRERA, RAUL AND DEBRA TRS | 171,442 | 129,890 | 0 | 301,332 | 0 |
| 0169003031 | 0169003031 | 8210 SORESEN AVE | MANSOLINO, RALPH TR | 79,562 | 79,029 | 0 | 158,591 | 0 |
| 0169003032 | 0169003032 | 8210 SORESEN AVE | MANSOLINO, RALPH TR | 74,560 | 71,763 | 0 | 146,323 | 0 |
| 0169003033 | 0169003033 | 8210 SORESEN AVE | MANSOLINO, RALPH TR | 63,574 | 49,443 | 0 | 113,017 | 0 |
| 0169003034 | 0169003034 | 8208 SORESEN AVE | CAMMACK, WILLIAM I TR | 11,712 | 34,822 | 0 | 46,534 | 0 |
| 0169003035 | 0169003035 | 11919 RIVERA RD | TRONCALE, CARL AND VERA M TRS | 88,982 | 141,935 | 0 | 230,917 | 0 |
| 0169003041 | 0169003041 | 8206 SORESEN AVE | SANTA FE SPRINGS LLC | 679,027 | 1,209,338 | 0 | 2,088,365 | 0 |
| 0169003042 | 0169003042 | 11945 RIVERA RD | RITENDOUR, JAY H AND MARY D AND | 132,552 | 297,963 | 0 | 430,515 | 0 |
| 0169003043 | 0169003043 | 11906 WASHINGTON BLVD | YOUDEEM, JOHN | 328,000 | 0 | 0 | 328,000 | 0 |
| 0169003044 | 0169003044 | 8028 SORESEN AVE | GME INVESTMENT PROPERTIES LLC | 456,272 | 884,218 | 0 | 1,340,491 | 0 |
| 0169003045 | 0169003045 | 8110 SORESEN AVE | ROSALINDE AND ARTHUR GILBERT | 512,180 | 1,068,186 | 0 | 1,580,366 | 0 |
| 0169004001 | 0169004001 | 0 | DELTA CONTRACTORS EQUIPMENT | 99,838 | 0 | 0 | 99,838 | 0 |
| 0169004002 | 0169004002 | 11658 WASHINGTON BLVD | STONE, ANN L TR | 174,147 | 434,528 | 0 | 608,675 | 0 |
| 0169004003 | 0169004003 | 11720 WASHINGTON BLVD | LALLY, LAWRENCE TR | 186,778 | 101,814 | 0 | 288,592 | 0 |
| 0169004004 | 0169004004 | 11734 WASHINGTON BLVD | PORTER, ROBERT J AND | 472,582 | 177,208 | 0 | 649,790 | 0 |
| 0169004006 | 0169004006 | 11746 WASHINGTON BLVD | JBK S INVESTMENTS LLC | 331,446 | 442,207 | 0 | 773,653 | 0 |
| 0169004011 | 0169004011 | 11770 WASHINGTON BLVD | G AND M CO LO INC | 100,516 | 112,490 | 52,839 | 274,845 | 0 |
| 0169004012 | 0169004012 | 6025 SORESEN AVE | ELMWOOD INVESTMENTS | 225,163 | 75,203 | 0 | 300,366 | 0 |
| 0169004016 | 0169004016 | 11750 WASHINGTON BLVD | JBK S INVESTMENTS LLC | 112,858 | 4,270 | 0 | 117,128 | 0 |
| 0169004017 | 0169004017 | 11758 WASHINGTON BLVD | JBK S INVESTMENTS LLC | 101,428 | 157,146 | 0 | 258,574 | 0 |
| 0169004028 | 0169004028 | 8213 SORESEN AVE | LA BANCA, JOSEPH AND MARY TRS | 107,305 | 445,257 | 0 | 552,562 | 0 |
| 0169004029 | 0169004029 | 8227 SORESEN AVE | ROBERTS, JUD TR ET AL | 251,194 | 515,778 | 0 | 766,972 | 0 |
| 0169004030 | 0169004030 | 11831 WAKEMAN ST | WAKEMAN II PROPERTIES | 123,474 | 224,561 | 0 | 348,035 | 0 |
| 0169004031 | 0169004031 | 11821 WAKEMAN ST | GCG ASSOCIATES | 365,680 | 621,594 | 0 | 987,274 | 0 |
| 0169004032 | 0169004032 | 11805 WAKEMAN ST | VIGOR, JOSEPH AND EVA TRS | 258,591 | 739,875 | 0 | 998,466 | 0 |
| 0169004042 | 0169004042 | 11520 WAKEMAN ST | WEISS, CATHERINE TR | 157,800 | 471,182 | 0 | 628,982 | 0 |
| 0169004043 | 0169004043 | 8311 SORESEN AVE | HANNAH, ROBERT S AND MARY L TRS | 140,350 | 440,835 | 0 | 581,185 | 0 |
| 0169004044 | 0169004044 | 11804 WAKEMAN ST | FISHELBERG, LEONARD TR | 857,210 | 1,025,238 | 0 | 2,882,448 | 0 |
| 0169004045 | 0169004045 | 11823 SLAUSON AVE | ASSOCIATED AMERICAN PROPERTIES | 2,701,512 | 2,487,728 | 0 | 5,189,240 | 0 |
| 0169004046 | 0169004046 | 11855 SLAUSON AVE | GOLDEN STATE BANK | 259,790 | 878,534 | 0 | 1,138,324 | 0 |
| 0169004048 | 0169004048 | 8201 SORESEN AVE | DELTA CONTRACTORS EQUIPMENT | 202,871 | 1,152,406 | 0 | 1,355,277 | 0 |
| 0169004050 | 0169004050 | 8201 SORESEN AVE | DELTA CONTRACTORS EQUIPMENT | 253,150 | 0 | 0 | 253,150 | 0 |
| 0169004051 | 0169004051 | 11821 SLAUSON AVE | LAYTON REAL ESTATE LLC | 778,960 | 1,280,151 | 0 | 2,059,111 | 0 |
| 0169005001 | 0169005001 | 11642 WASHINGTON BLVD | SHELBY, RUTH R TR ET AL | 609,433 | 363,900 | 0 | 973,333 | 0 |
| 0169005012 | 0169005012 | 8140 ALLPORT AVE | LEWIS, LARRY AND LYNN L TRS | 207,236 | 557,686 | 0 | 764,922 | 0 |
| 0169005014 | 0169005014 | 8035 FREESTONE AVE | WILLIAMS, VICTOR M | 59,455 | 70,265 | 0 | 129,720 | 0 |
| 0169005017 | 0169005017 | 11648 WASHINGTON BLVD | SHELBY, RUTH R TR ET AL | 309,651 | 433,650 | 0 | 743,301 | 0 |
| 0169005018 | 0169005018 | 0 | MCADAMS, DONALD AND PATRICIA TRS | 12,172 | 6,909 | 0 | 19,081 | 0 |
| 0169005019 | 0169005019 | 11654 WASHINGTON BLVD | RAHM, ALONZO AND KATHLEEN TR | 96,688 | 93,447 | 0 | 190,135 | 0 |
| 0169005020 | 0169005020 | 8030 FREESTONE AVE | LA BANCA, JOSEPH CO-TR | 54,292 | 54,292 | 0 | 108,584 | 0 |
| 0169005025 | 0169005025 | 8122 ALLPORT AVE | BARBA, ELVIA | 190,250 | 32,970 | 0 | 223,220 | 0 |
| 0169005028 | 0169005028 | 8030 FREESTONE AVE | LA BANCA, JOSEPH AND MARY TRS | 32,578 | 63,764 | 0 | 96,342 | 0 |
| 0169005029 | 0169005029 | 8038 FREESTONE AVE | CALABRESSE, GIUSEPPE AND | 29,367 | 13,005 | 0 | 42,372 | 0 |
| 0169005030 | 0169005030 | 8130 ALLPORT AVE | WALTERS, HENRY A AND MARIE A TRS | 34,219 | 36,719 | 0 | 70,938 | 0 |
| 0169005031 | 0169005031 | 8132 ALLPORT AVE | WALTERS, HENRY A AND MARIE A TRS | 33,804 | 119,684 | 0 | 153,488 | 0 |
| 0169005032 | 0169005032 | 8112 FREESTONE AVE | WILLIAMS, VICTOR M | 301,322 | 222,355 | 0 | 523,677 | 0 |
| 0169005033 | 0169005033 | 8124 ALLPORT AVE | LAWRENCE, DAVID AND CHRISTINA | 270,255 | 275,960 | 0 | 546,215 | 0 |
| 0169005034 | 0169005034 | 8024 ALLPORT AVE | HOLMES, HOWARD AND PHYLLIS TRS | 63,286 | 152,414 | 0 | 215,700 | 0 |
| 0169005035 | 0169005035 | 8056 ALLPORT AVE | MCADAMS, DONALD AND PATRICIA TRS | 125,571 | 298,325 | 0 | 423,896 | 0 |
| 0169005036 | 0169005036 | 8118 ALLPORT AVE | FRANKE, CLARENCE G CO TR | 727,330 | 519,521 | 0 | 1,246,851 | 0 |
| 0169007001 | 0169007001 | 8308 ALLPORT AVE | SCHWEIZER, DENNIS AND JUDY TRS | 502,766 | 223,629 | 0 | 726,395 | 0 |
| 0169007004 | 0169007004 | 11751 SLAUSON AVE | BERGMAN, CAREY D AND RITA C | 328,815 | 188,018 | 0 | 516,833 | 0 |
| 0169007011 | 0169007011 | 11769 SLAUSON AVE | HAMBLYN, KENNETH CO TR | 192,817 | 152,900 | 0 | 345,717 | 0 |
| 0169007012 | 0169007012 | 11785 SLAUSON AVE | SLAUSON AVENUE PARTNERSHIP | 290,829 | 424,227 | 0 | 715,056 | 0 |
| 0169007014 | 0169007014 | 11775 SLAUSON AVE | MANSOLINO, RALPH TR | 154,820 | 170,740 | 0 | 325,560 | 0 |
| 0169007015 | 0169007015 | 11779 SLAUSON AVE | HAMBLYN, KENNETH AND DOROTHY TRS | 356,534 | 178,257 | 0 | 534,791 | 0 |
| 0169007016 | 0169007016 | 8406 ALLPORT AVE | BERGMAN, CAREY D AND RITA C | 160,570 | 10,212 | 0 | 170,782 | 0 |
| 0169007018 | 0169007018 | 8408 ALLPORT AVE | BUONGIORNO, SANTO AND MARY C | 29,135 | 1,445 | 0 | 30,580 | 0 |
| 0169007019 | 0169007019 | 8402 ALLPORT AVE | BUONGIORNO, SANTO AND MARY TRS | 46,622 | 153,049 | 0 | 199,671 | 0 |
| 0169007020 | 0169007020 | 8200 ALLPORT AVE | PYKA, TIMOTHY R | 289,924 | 455,571 | 0 | 745,495 | 0 |
| 0169007021 | 0169007021 | 8222 ALLPORT AVE | GALARDO, MICHAEL J AND MARIA TRS | 93,614 | 250,020 | 0 | 343,634 | 0 |
| 0169007022 | 0169007022 | 8228 ALLPORT AVE | DUNCAN, GRACE V TR | 67,594 | 374,347 | 0 | 441,941 | 0 |
| 0169007023 | 0169007023 | 8262 ALLPORT AVE | S F S PARTNERSHIP | 97,580 | 386,526 | 0 | 484,106 | 0 |
| 0169007024 | 0169007024 | 11807 SLAUSON AVE | REESE, JAMES I AND SUSAN L TRS | 252,326 | 450,371 | 0 | 702,697 | 0 |
| 0169007025 | 0169007025 | 11807 SLAUSON AVE | ARJONA, PEDRO E AND LIZBETH | 170,870 | 227,948 | 0 | 398,818 | 0 |
| 0169007026 | 0169007026 | 11807 SLAUSON AVE | THURMAN MACHINE CO | 110,642 | 274,528 | 14,955 | 400,125 | 0 |
| 0169007027 | 0169007027 | 11807 SLAUSON AVE | FRANCO, MIGUEL R | 235,276 | 295,276 | 0 | 530,552 | 0 |
| 0169007028 | 0169007028 | 11805 SLAUSON AVE | COPELAND, JEFF INTERESTS LIMITED | 57,059 | 107,831 | 0 | 164,890 | 0 |
| 0169007029 | 0169007029 | 11803 SLAUSON AVE | COPELAND, JEFF INTERESTS LIMITED | 57,059 | 108,349 | 0 | 165,408 | 0 |
| 0169007030 | 0169007030 | 11801 SLAUSON AVE | THIELMANN CORP | 80,825 | 159,320 | 0 | 240,145 | 0 |
| 0169007031 | 0169007031 | 11809 SLAUSON AVE | HAMBLYN, KENNETH CO TR | 446,786 | 488,350 | 0 | 935,136 | 0 |
| 0169007032 | 0169007032 | 11809 SLAUSON AVE | QUEJA, JORGE E AND | 287,742 | 218,840 | 0 | 506,582 | 0 |
| 0169007033 | 0169007033 | 11811 SLAUSON AVE | CHUBBUCK, DONALD AND PATSY TRS | 35,505 | 75,165 | 0 | 110,670 | 0 |
| 0169007034 | 0169007034 | 11813 SLAUSON AVE | CRAWFORD, JAMES A AND JANIE X TRS | 35,505 | 82,942 | 0 | 118,447 | 0 |
| 0169007035 | 0169007035 | 11815 SLAUSON AVE | CHUBBUCK, DONALD AND PATSY TRS | 58,442 | 102,757 | 0 | 161,199 | 0 |
| 0169007036 | 0169007036 | 11821 SLAUSON AVE | THIELMANN CORP | 76,893 | 153,454 | 0 | 230,347 | 0 |
| 0169007037 | 0169007037 | 8312 ALLPORT AVE | MOSAN, THOMAS P ET AL | 280,541 | 0 | 0 | 280,541 | 0 |
| 0169007038 | 0169007038 | 8330 ALLPORT AVE | LOHRUM LLC | 141,230 | 341,368 | 0 | 482,598 | 0 |
| 0169008002 | 0169008002 | 8338 ALLPORT AVE | PEREZ, ANDREW M AND VICTORIA | 113,896 | 208,691 | 0 | 322,587 | 0 |
| 0169008003 | 0169008003 | 8403 ALLPORT AVE | EGGE, ROBERT G AND | 85,169 | 152,768 | 0 | 237,937 | 0 |
| 0169008014 | 0169008014 | 11705 SLAUSON AVE | CHARPETER S AND AMY M TRS | 118,201 | 234,776 | 0 | 352,977 | 0 |
| 0169008015 | 0169008015 | 8415 ALLPORT AVE | TFP A LIMITED PARTNERSHIP | 358,565 | 383,760 | 0 | 742,325 | 0 |
| 0169008017 | 0169008017 | 8315 ALLPORT AVE | WELHUI CHU | 520,000 | 665,000 | 0 | 1,185,000 | 0 |
| 0169008018 | 0169008018 | 8319 ALLPORT AVE | INTERACTIVE USA CORPORATION | 540,302 | 1,322,702 | 0 | 1,863,004 | 0 |
| 0169008020 | 0169008020 | 11701 SLAUSON AVE | SLAUSON STORAGE VENTURE LLC | 2,234,021 | 3,439,029 | 0 | 5,673,050 | 0 |
| 016911021 | 016911021 | 8037 ALLPORT AVE | VENTILJOHN AND PATRICIA | 95,682 | 59,876 | 0 | 155,558 | 0 |
| 016911022 | 016911022 | 8101 ALLPORT AVE | CAMARENA, JOSE D | 52,991 | 123,646 | 0 | 176,637 | 0 |
| 016911023 | 016911023 | 8107 ALLPORT AVE | ROSENSTEIN, ALBERT AND MARY E TRS | 10,674 | 40,162 | 0 | 50,836 | 0 |
| 016911024 | 016911024 | 8136 ALLPORT AVE | CORMACK, ROBERT G CO TR ET AL | 88,069 | 84,487 | 0 | 172,556 | 0 |
| 016911025 | 016911025 | 8205 ALLPORT AVE | EGGE, ROBERT G CO TR | 48,374 | 133,009 | 0 | 181,383 | 0 |
| 016911027 | 016911027 | 8207 ALLPORT AVE | EGGE, ROBERT G CO TR | 60,555 | 130,885 | 0 | 191,440 | 0 |
| 016911028 | 016911028 | 8229 ALLPORT AVE | MASSEY, DAVID A AND SUSAN E TRS | 73,116 | 92,570 | 0 | 165,686 | 0 |
| 016911029 | 016911029 | 8231 ALLPORT AVE | VARELA, ROBERT AND JEANNETTE TRS | 137,314 | 197,844 | 0 | 335,158 | 0 |
| 016911030 | 016911030 | 8235 ALLPORT AVE | VARELA, ROBERT CO TR | 118,911 | 151,342 | 0 | 270,253 | 0 |
| 016911031 | 016911031 | 8303 ALLPORT AVE | VARELA, RAUL AND JESSIE | 79,821 | 158,387 | 0 | 238,208 | 0 |
| 016911032 | 016911032 | 11629 WASHINGTON BLVD | VALVERDE, JOSEPH A TR ET AL | 628,155 | 0 | 0 | 628,155 | 0 |
| 016911037 | 016911037 | 11700 SLAUSON AVE | SMITH, MICHAEL F ET AL TRS | 483,000 | 298,000 | 0 | 781,000 | 0 |
| 016921029 | 016921029 | 8623 DICE RD | AC INDUSTRIAL PROPERTIES LLC | 236,307 | 601,789 | 0 | 838,180 | 0 |
| 016921031 | 016921031 | 8623 DICE RD | MID WEST FABRICATING CO INC | 32,000 | 0 | 0 | 32,000 | 0 |
| 016921046 | 016921046 | 8535 DICE RD | AC INDUSTRIAL PROPERTIES LLC | 332,787 | 599,486 | 373,129 | 1,295,401 | 0 |
| 016921047 | 016921047 | 8607 DICE RD | D ANGELO, FLOYD L TR ET AL | 486,840 | 517,305 | 0 | 1,004,145 | 0 |
| 016921048 | 016921048 | 8607 DICE RD | D ANGELO, FLOYD L TR ET AL | 115,001 | 210,354 | 0 | 325,355 | 0 |
| 016921049 | 016921049 | 8607 DICE RD | D ANGELO, FLOYD L TR ET AL | 364,000 | 0 | 0 | 364,000 | 0 |
| 016921050 | 016921050 | 8607 DICE RD | D ANGELO, FLOYD L TR ET AL | 189,000 | 0 | 0 | 189,000 | 0 |
| TOTAL: | | | | 57,643,419 | 77,367,953 | 2,245,836 | 137,257,008 | 0 |

Statement of Objections to the Proposed
Santa Fe Springs Washington Boulevard
Project Area Amendment No. 2

June 2009

Santa Fe Springs - Amendment No. 2 Washington Boulevard Redevelopment Project Area

| AIN | ADDRESS | OWNER | LAND Value | Improvement Value | GPP Value | ASSESSED VALUE | Exempt Value |
|------------|-----------------------|-----------------------------------|------------|-------------------|-----------|----------------|--------------|
| 8168014011 | 12063 SLAUSON AVE | LARSEN, RICHARD J. & JOSELYN TRS | 220,527 | 261,875 | 0 | 482,402 | 0 |
| 8168014012 | 12105 SLAUSON AVE | YOUNG, ROBERT H CO TR | 66,643 | 106,034 | 0 | 172,677 | 0 |
| 8168014013 | 12101 SLAUSON AVE | THOMSON, THOMAS AND NANCY | 178,769 | 333,000 | 0 | 511,772 | 0 |
| 8168014014 | 12117 SLAUSON AVE | KELLY, PATRICK J AND MARGARET TRS | 375,375 | 613,226 | 0 | 988,601 | 0 |
| 8168014015 | 12130 SLAUSON AVE | RAUSBACK, GUY F AND MADINE S TRS | 170,048 | 302,506 | 0 | 472,554 | 0 |
| 8168014016 | 12157 SLAUSON AVE | PORTNER, HAROLD E JR | 320,065 | 718,560 | 0 | 1,038,625 | 0 |
| 8168014017 | 12201 SLAUSON AVE | FERGUSON, DONALD S AND | 68,403 | 100,581 | 0 | 168,984 | 0 |
| 8168014018 | 12201 SLAUSON AVE | ANDERSON, RONNY C AND | 80,539 | 89,830 | 0 | 170,369 | 0 |
| 8168014019 | 12206 SLAUSON AVE | STAR DIE CASTING INC | 312,136 | 595,711 | 340,529 | 1,248,376 | 0 |
| 8168014020 | 12211 SLAUSON AVE | BROWN, WEDDYLOU TR | 132,672 | 249,747 | 0 | 382,419 | 0 |
| 8168014021 | 12015 SLAUSON AVE | CHANDEN LLC | 3,902,695 | 3,014,178 | 0 | 6,916,874 | 0 |
| 8168014022 | 11956 RIVERA RD | OROURKE, MICHAEL T AND JOAN M TR | 307,363 | 488,400 | 0 | 806,263 | 0 |
| 8168014023 | 8520 WELLSFORD PL | SAUNDERS, EDWARD C CO-TR | 159,301 | 757,132 | 0 | 916,433 | 0 |
| 8168014024 | 12055 SLAUSON AVE | SIESSER INVESTMENT PTNSHP AND | 684,319 | 757,032 | 0 | 1,441,351 | 0 |
| 8168015002 | 8317 SECURA WAY | WHEELER, KENNETH AND | 50,657 | 90,666 | 0 | 141,323 | 0 |
| 8168015007 | 8330 SECURA WAY | OLIVER, RICHARD K | 290,859 | 722,581 | 0 | 1,013,440 | 0 |
| 8168015011 | 8357 SECURA WAY | BUTTS, EDGAR L AND GERALDINE TRS | 25,180 | 45,717 | 0 | 74,897 | 0 |
| 8168015013 | 8411 SECURA WAY | LOUWERS, PETRUS L CO TR | 128,231 | 185,081 | 0 | 313,312 | 0 |
| 8168015017 | 11990 RIVERA RD | SERRANO, ELISEO B TR AND | 390,701 | 394,032 | 0 | 784,733 | 0 |
| 8168015018 | 8317 SECURA WAY | SERRANO, ELISEO B TR | 36,571 | 46,116 | 0 | 82,687 | 0 |
| 8168015019 | 8425 SECURA WAY | PATRICIA A MARRERO TR ET AL | 145,465 | 244,174 | 0 | 389,639 | 0 |
| 8168015020 | 8417 SECURA WAY | PATRICIA A MARRERO TR ET AL | 145,465 | 244,174 | 0 | 389,639 | 0 |
| 8168015023 | 8413 SECURA WAY | HELMRECHT, HALDEGARD F TR | 361,060 | 595,170 | 0 | 956,230 | 0 |
| 8168015046 | 8355 SECURA WAY | GEORGE, WILLIAM R AND CAROL F | 103,604 | 239,931 | 0 | 343,535 | 0 |
| 8168015047 | 8355 SECURA WAY | RAUSBACK, GUY F AND MADINE S TRS | 54,155 | 92,619 | 0 | 146,774 | 0 |
| 8168015049 | 12000 RIVERA RD | LSC CORP AND | 88,808 | 157,196 | 0 | 245,004 | 0 |
| 8168015051 | 8427 SECURA WAY | 9427 SECURA LLC | 50,109 | 196,975 | 0 | 247,084 | 0 |
| 8168015032 | 12004 RIVERA RD | LIETZAU, ROBERT H AND DONNA A TRS | 50,625 | 187,528 | 0 | 238,153 | 0 |
| 8168023001 | 11815 BURKE ST | MARK, JEROME W TR ET AL | 75,265 | 188,887 | 0 | 264,152 | 0 |
| 8168023002 | 8540 DICE RD | LYNN, JENSEN DONALD | 73,263 | 173,652 | 0 | 246,915 | 0 |
| 8168023003 | 11815 BURKE ST | COVINGTON, CHARLES AND DORIS TRS | 104,409 | 193,703 | 0 | 298,112 | 0 |
| 8168023017 | 11850 SLAUSON AVE | DANIELS TIRE SERVICE | 115,191 | 2,980 | 0 | 118,171 | 0 |
| 8168023018 | 11850 SLAUSON AVE | DANIELS TIRE SERVICE | 80,716 | 34,844 | 0 | 115,560 | 0 |
| 8168023025 | 11760 SLAUSON AVE | WALTMAN, JOHN J AND | 118,708 | 0 | 0 | 118,708 | 0 |
| 8168023026 | 11748 SLAUSON AVE | WALTMAN, JOHN J AND | 454,623 | 578,323 | 0 | 1,032,946 | 0 |
| 8168023030 | 8628 DICE RD | ROBERTS, JUD O AND MARILYN TRS | 225,034 | 270,710 | 0 | 495,744 | 0 |
| 8168023031 | 8518 DICE RD | HQ LEASING LLC | 326,400 | 516,120 | 606,258 | 1,448,818 | 0 |
| 8168023032 | 11720 SLAUSON AVE | GARRETT, ROBERT AND MAUREEN TRS | 79,635 | 167,686 | 0 | 247,321 | 0 |
| 8168023035 | 11803 BURKE ST | WEBER, WARREN L CO TR | 658,549 | 845,922 | 0 | 1,504,471 | 0 |
| 8168023037 | 11901 BURKE ST | BERA, GIRISH R AND USHA TRS ET AL | 385,923 | 744,281 | 0 | 1,130,204 | 0 |
| 8168023039 | 11845 BURKE ST | TECHNI BRAZE INC | 336,782 | 665,562 | 0 | 1,002,344 | 0 |
| 8168023040 | 11925 BURKE ST | BATTENSCHULZ, RICHARD E CO TR | 54,563 | 139,866 | 0 | 194,429 | 0 |
| 8168023041 | 11919 BURKE ST | BACKEN, CATHY TR | 156,149 | 450,283 | 0 | 606,432 | 0 |
| 8168023042 | 11875 BURKE ST | TRANSILWRAP CO INC | 1,109,340 | 1,389,237 | 157,777 | 2,656,354 | 0 |
| 8168023043 | 11850 SLAUSON AVE | DANIELS TIRE SERVICE | 237,432 | 443,202 | 394,227 | 1,074,861 | 0 |
| 8168023046 | 11850 BURKE ST | DANIELS TIRE SERVICE | 575,134 | 837,205 | 332,466 | 1,744,805 | 0 |
| 8168023047 | 11850 BURKE ST | DOUBLE POINT PROPERTIES LLC | 123,979 | 419,402 | 308,291 | 851,672 | 0 |
| 8168023048 | 11804 BURKE ST | CHOLAKIAN, ARCHIE AND STELLA M | 110,089 | 239,831 | 0 | 349,920 | 0 |
| 8168023049 | 11875 BURKE ST | EARL, CLAUDETTE A | 225,088 | 120,861 | 0 | 345,949 | 0 |
| 8168023050 | 11862 BURKE ST | EARL, CLAUDETTE A | 103,583 | 212,807 | 0 | 316,390 | 0 |
| 8168023051 | 11850 BURKE ST | MASSOUDIAN, VASHEEN AND | 615,785 | 537,332 | 0 | 1,153,117 | 0 |
| 8168023052 | 11850 BURKE ST | RICHIE, DAVID W AND DEBRA TRS | 320,000 | 570,000 | 0 | 890,000 | 0 |
| 8168023053 | 11806 BURKE ST | ROSENBERGER, ADOLPH AND ELENI TRS | 437,370 | 533,127 | 0 | 970,497 | 0 |
| 8168023054 | 11925 BURKE ST | DEMIRJAN, EDWARD CO TR ET AL | 398,129 | 1,087,300 | 0 | 1,485,429 | 0 |
| 8168023055 | 6707 SORENSEN AVE | BRISTOL COMPANY | 121,698 | 259,229 | 0 | 380,927 | 0 |
| 8168023056 | 8640 DICE RD | SANTA FE SPRINGS CITY | 70,955 | 0 | 0 | 70,955 | 0 |
| 8168023057 | 8440 SECURA WAY | SHELDON SLAUSON LLC | 438,000 | 150,000 | 0 | 588,000 | 0 |
| 8168023058 | 8440 SECURA WAY | FLANARY, MARY TR | 69,402 | 265,515 | 0 | 334,917 | 0 |
| 8168023059 | 8432 SECURA WAY | CHAI, REYNOLDS | 36,381 | 80,011 | 0 | 116,392 | 0 |
| 8168023060 | 8424 SECURA WAY | CLIF LLC | 260,100 | 183,200 | 0 | 443,300 | 0 |
| 8168023061 | 8416 SECURA WAY | KAPLAN, MELVIN TR | 35,161 | 86,545 | 0 | 121,706 | 0 |
| 8168023062 | 8416 SECURA WAY | CHAI, THIAN T ET AL | 186,000 | 285,000 | 0 | 471,000 | 0 |
| 8168023063 | 8409 SECURA WAY | KLEWER, ROBERT W | 121,289 | 225,040 | 0 | 346,329 | 0 |
| 8168023064 | 8400 SECURA WAY | KLEWER, ROBERT W | 121,289 | 249,082 | 0 | 370,371 | 0 |
| 8168023065 | 8354 SECURA WAY | KRUG, HENRY AND HELEN E TRS | 81,989 | 237,411 | 0 | 319,400 | 0 |
| 8168023066 | 8346 SECURA WAY | KRUG, HENRY AND HELEN E TRS | 101,058 | 245,591 | 0 | 346,649 | 0 |
| 8168023067 | 8346 SECURA WAY | KRUG, HENRY AND HELEN E TRS | 132,417 | 252,417 | 0 | 384,834 | 0 |
| 8168023068 | 8332 SECURA WAY | NBS SYSTEMS INC | 420,750 | 1,166,985 | 121,554 | 1,709,289 | 0 |
| 8168023069 | 12020 RIVERA RD | FREGOSO, HUMBERTO SR TR | 297,950 | 448,927 | 0 | 746,877 | 0 |
| 8168023070 | 12030 RIVERA RD | ROSENBAUM, ROGER TR | 265,800 | 193,900 | 0 | 459,700 | 0 |
| 8168023071 | 8421 CHETLE AVE | BLANKSLEE, WILLIS CO TR ET AL | 69,866 | 150,585 | 0 | 220,451 | 0 |
| 8168023072 | 8403 CHETLE AVE | SCHUMACHER, GEORGE C CO TR | 90,331 | 8,720 | 0 | 99,051 | 0 |
| 8168023073 | 8433 CHETLE AVE | SCHUMACHER, GEORGE C CO TR | 98,767 | 180,296 | 0 | 279,063 | 0 |
| 8168023074 | 8503 CHETLE AVE | RADER, GLEN V TR | 42,728 | 50,228 | 0 | 92,956 | 0 |
| 8168023075 | 8519 CHETLE AVE | EPFARD, ROBERT H CO TR | 42,375 | 37,944 | 0 | 80,319 | 0 |
| 8168023076 | 8509 CHETLE AVE | BROWN, EDDYLOU TR | 28,994 | 4,829 | 0 | 33,823 | 0 |
| 8168023077 | 8405 CHETLE AVE | BROUGH, ANTHONY C SR CO TR | 343,559 | 552,144 | 0 | 895,703 | 0 |
| 8168023078 | 8409 CHETLE AVE | HIGLEY, GLENN C | 355,048 | 444,363 | 0 | 799,411 | 0 |
| 8168023079 | 8333 CHETLE AVE | LOVELL, EDWARD AND PATRICIA TRS | 421,842 | 710,407 | 0 | 1,132,249 | 0 |
| 8168023080 | 8515 CHETLE AVE | CHAI, REYNOLDS | 83,530 | 286,873 | 0 | 370,403 | 0 |
| 8168023081 | 12040 RIVERA RD | ARMSTRONG, LOUISE J TR | 113,102 | 328,452 | 0 | 441,554 | 0 |
| 8168023082 | 8311 CHETLE AVE | METCHKOFF, DAVID G ET AL | 277,387 | 468,742 | 0 | 746,129 | 0 |
| 8168023083 | 8535 CHETLE AVE | WEISS FAMILY LIMITED PARTNERSHIP | 1,340,365 | 883,577 | 0 | 2,223,942 | 0 |
| 8168023084 | 12050 RIVERA RD | METCHKOFF PROPERTIES | 269,478 | 584,081 | 0 | 853,559 | 0 |
| 8168023085 | 11954 WASHINGTON BLVD | EASTOR GROUP PROPERTIES L P | 2,297,939 | 5,279,489 | 0 | 7,577,428 | 0 |
| 8168023086 | 0 | HERNANDEZ, JOSE S | 1,037 | 0 | 0 | 1,037 | 0 |
| 8168023087 | 11804 WASHINGTON BLVD | MISSION INDUSTRIES | 344,837 | 0 | 0 | 344,837 | 0 |
| 8168023088 | 11920 WASHINGTON BLVD | MISSION LINEN SUPPLY OF TURLOCK | 121,524 | 0 | 0 | 121,524 | 0 |
| 8168023089 | 11934 WASHINGTON BLVD | WHITTIER SOFT WATER CO | 134,538 | 306,260 | 0 | 440,800 | 0 |
| 8168023090 | 0 | MISSION INDUSTRIES | 248,635 | 1,503 | 0 | 250,138 | 0 |
| 8168023091 | 8116 SECURA WAY | ZIETZ, WILLIAM A AND CLELLA F TRS | 63,476 | 84,764 | 0 | 148,240 | 0 |
| 8168023092 | 8122 SECURA WAY | CRAG, MARTHA A TR | 56,266 | 115,365 | 0 | 171,631 | 0 |
| 8168023093 | 8140 SECURA WAY | FOSS PLATING CO INC | 56,266 | 120,292 | 74,059 | 250,620 | 0 |
| 8168023094 | 8400 SECURA WAY | S D L INVESTMENTS | 36,211 | 101,940 | 0 | 140,151 | 0 |
| 8168023095 | 8208 SECURA WAY | V V R E | 185,779 | 350,148 | 0 | 535,927 | 0 |
| 8168023096 | 11983 RIVERA RD | 1220 CALIFORNIA PARTNERS | 317,347 | 285,485 | 0 | 602,832 | 0 |
| 8168023097 | 8141 SECURA WAY | JOVA PROPERTIES | 111,509 | 92,691 | 0 | 204,200 | 0 |
| 8168023098 | 8145 SECURA WAY | HARISON, GEORGE | 138,634 | 116,570 | 0 | 255,204 | 0 |
| 8168023099 | 11820 WASHINGTON BLVD | MISSION LINEN SUPPLY OF TURLOCK | 50,109 | 0 | 0 | 50,109 | 0 |
| 8168023100 | 8108 SECURA WAY | FIELDS, MARK S AND ADALYN R TRS | 107,104 | 211,465 | 0 | 318,569 | 0 |
| 8168023101 | 8110 SECURA WAY | ESCALERA, LUIS L AND | 140,270 | 135,576 | 0 | 275,846 | 0 |
| 8168023102 | 8118 SECURA WAY | FREGOSO, HUMBERTO SR TR | 74,291 | 175,720 | 0 | 250,011 | 0 |
| 8168023103 | 8100 SECURA WAY | FIELDS, MARK S AND ADALYN R TRS | 96,505 | 137,314 | 0 | 233,819 | 0 |
| 8168023104 | 11965 RIVERA RD | L S C CORP | 103,544 | 219,047 | 0 | 322,591 | 0 |
| 8168023105 | 11967 RIVERA RD | COPELAND, JEFF INTERESTS LIMITED | 68,403 | 122,750 | 0 | 191,153 | 0 |
| 8168023106 | 11969 RIVERA RD | COPELAND, JEFF INTERESTS LIMITED | 78,890 | 130,136 | 0 | 209,026 | 0 |
| 8168023107 | 11973 RIVERA RD | COPELAND, JEFF INTERESTS LIMITED | 74,291 | 122,750 | 0 | 197,041 | 0 |
| 8168023108 | 8203 SECURA WAY | GALLAGHER, GEDNEY TR | 134,126 | 36,576 | 0 | 170,702 | 0 |
| 8168023109 | 8209 SECURA WAY | HAMBLIN, KENNETH AND DOROTHY TRS | 114,623 | 130,776 | 0 | 245,399 | 0 |
| 8168023110 | 8122 SECURA WAY | VOLLBRECHT, JOHANNES M CO TR | 50,044 | 128,212 | 0 | 178,256 | 0 |
| 8168023111 | 8125 SECURA WAY | YOUNG, ROBERT AND VIRGINIA TRS | 32,173 | 59,433 | 0 | 91,606 | 0 |
| 8168023112 | 11823 RIVERA RD | BENAMAN INC | 67,024 | 177,436 | 94,115 | 318,575 | 0 |
| 8168023113 | 11889 RIVERA RD | BENAMAN INC | 67,024 | 136 | 0 | 67,160 | 0 |
| 8168023114 | 11837 RIVERA RD | BENAMAN INC | 82,955 | 185,779 | 0 | 268,734 | 0 |
| 8168023115 | 11941 RIVERA RD | DIAZ, MAXIMO R AND MARIA L | 105,157 | 188,847 | 0 | 294,004 | 0 |
| 8168023116 | 11855 RIVERA RD | HARRICHARD AND HELEN TRS ET AL | 66,879 | 151,144 | 0 | 218,023 | 0 |
| 8168023117 | 11855 RIVERA RD | FERRIS, LUCILLE F TR | 22,874 | 71,714 | 0 | 94,588 | 0 |
| 8168023118 | 8230 SORENSEN AVE | SANTA FE SPRINGS II LLC | 338,080 | 64,050 | 0 | 402,130 | 0 |
| 8168023119 | 8224 SORENSEN AVE | RY CO LLC | 390,690 | 573,240 | 0 | 963,930 | 0 |

* Should be exclusive in the last report

Statement of Objections to the Proposed
Santa Fe Springs Washington Boulevard
Project Area Amendment No. 2

June 2009

Santa Fe Springs - Amendment No. 2 Washington Boulevard Redevelopment Project Area

2005-06 Assessed Values - Secured

| AN | ADDRESS - STREET | OWNER | LAND Value | Improvement Value | GPP Value | ASSESSED VALUE | Exempt Value |
|------------|-----------------------|----------------------------------|------------|-------------------|-----------|----------------|--------------|
| 0190003019 | 8214 SORENSEN AVE | ZOCCHI,JOHN R AND MARY TRS | 74,032 | 175,516 | 0 | 249,550 | 0 |
| 0190003028 | 8206 SORENSEN AVE | CAMMACK,WILLIAM I TR | 20,883 | 86,982 | 0 | 110,865 | 0 |
| 0190003027 | 8202 SORENSEN AVE | HERREIRA,RAUL AND DEBRA TRS | 174,870 | 132,477 | 0 | 307,347 | 0 |
| 0190003031 | 8210 SORENSEN AVE | MANSOLINO,RALPH TR | 80,153 | 80,623 | 0 | 160,776 | 0 |
| 0190003032 | 8212 SORENSEN AVE | MANSOLINO,RALPH TR | 76,078 | 73,198 | 0 | 149,277 | 0 |
| 0190003033 | 8210 SORENSEN AVE | MANSOLINO,RALPH TR | 84,845 | 50,431 | 0 | 115,276 | 0 |
| 0190003034 | 8208 SORENSEN AVE | CAMMACK,WILLIAM I TR | 11,848 | 35,518 | 0 | 47,484 | 0 |
| 0190003035 | 11918 RIVERA RD | TRONCALE,CARL AND VERA M TRS | 90,741 | 144,773 | 0 | 235,514 | 0 |
| 0190003041 | 8303 SORENSEN AVE | SANTA FE SPRINGS LLC | 298,507 | 1,293,584 | 0 | 2,190,131 | 0 |
| 0190003042 | 11945 RIVERA RD | RITENOUR,JAY H AND MARY D AND | 135,203 | 303,922 | 0 | 439,125 | 0 |
| 0190003043 | 11608 WASHINGTON BLVD | YOUDEEM,JOHN | 334,560 | 373,828 | 0 | 708,388 | 0 |
| 0190003044 | 8028 SORENSEN AVE | GM INVESTMENT PROPERTIES LLC | 1,400,000 | 1,500,000 | 0 | 2,900,000 | 0 |
| 0190003045 | 8170 SORENSEN AVE | RCSALANDE AND ARTHUR GILBERT | 2,218,509 | 2,177,700 | 0 | 4,396,209 | 0 |
| 0190004001 | 0 | DELTA CONTRACTORS EQUIPMENT | 101,851 | 0 | 0 | 101,851 | 0 |
| 0190004002 | 11668 WASHINGTON BLVD | STONE,ANN L TR | 1,041,121 | 1,034,868 | 0 | 2,076,007 | 0 |
| 0190004003 | 11720 WASHINGTON BLVD | LALLY,LAWRENCE TR | 180,511 | 103,340 | 0 | 283,851 | 0 |
| 0190004004 | 11734 WASHINGTON BLVD | PORTER,ROBERT J AND | 482,013 | 180,752 | 0 | 662,765 | 0 |
| 0190004008 | 11746 WASHINGTON BLVD | JRK S INVESTMENTS LLC | 333,074 | 453,071 | 0 | 786,145 | 0 |
| 0190004011 | 11770 WASHINGTON BLVD | G AND M CIL CO INC | 111,709 | 114,678 | 0 | 226,387 | 0 |
| 0190004012 | 8025 SORENSEN AVE | ELMWOOD INVESTMENTS | 229,686 | 76,707 | 0 | 306,393 | 0 |
| 0190004016 | 11750 WASHINGTON BLVD | JRK S INVESTMENTS LLC | 115,118 | 4,381 | 0 | 119,476 | 0 |
| 0190004017 | 11758 WASHINGTON BLVD | JRK S INVESTMENTS LLC | 103,456 | 160,289 | 0 | 263,744 | 0 |
| 0190004028 | 8313 SORENSEN AVE | LA BANCA,JOSEPH AND MARY TRS | 111,038 | 341,148 | 0 | 452,181 | 0 |
| 0190004029 | 8227 SORENSEN AVE | ROBERTS,JUD TR ET AL | 258,217 | 528,063 | 0 | 786,280 | 0 |
| 0190004030 | 11831 WAKEMAN ST | WAKEMAN III PROPERTIES | 125,943 | 228,072 | 0 | 353,015 | 0 |
| 0190004031 | 11821 WAKEMAN ST | IGC ASSOCIATES | 372,983 | 657,128 | 0 | 1,030,121 | 0 |
| 0190004032 | 11805 WAKEMAN ST | WAKEMAN,JOSEPH AND EVA TRS | 265,190 | 754,182 | 0 | 1,019,372 | 0 |
| 0190004032 | 11805 WAKEMAN ST | WAKEMAN,JOSEPH AND EVA TRS | 150,781 | 490,805 | 0 | 641,586 | 0 |
| 0190004043 | 8311 SORENSEN AVE | HANNAH,ROBERT S AND MARY L TRS | 143,157 | 440,651 | 0 | 583,808 | 0 |
| 0190004044 | 11804 WAKEMAN ST | FISHELBERG,LEONARD TR | 874,354 | 1,983,742 | 0 | 2,858,096 | 0 |
| 0190004045 | 11823 SLAUSON AVE | ASSOCIATED AMERICAN PROPERTIES | 3,821,000 | 3,749,500 | 0 | 7,570,500 | 0 |
| 0190004046 | 11825 SLAUSON AVE | DELTA STATE BANK | 653,124 | 1,958,079 | 0 | 2,611,203 | 0 |
| 0190004048 | 8201 SORENSEN AVE | DELTA CONTRACTORS EQUIPMENT | 2,111,576 | 1,176,454 | 0 | 3,288,030 | 0 |
| 0190004050 | 8201 SORENSEN AVE | DELTA CONTRACTORS EQUIPMENT | 258,222 | 0 | 0 | 258,222 | 0 |
| 0190004051 | 11821 SLAUSON AVE | LAYTON REAL ESTATE LLC | 784,539 | 1,303,754 | 0 | 2,108,293 | 0 |
| 0190005001 | 11842 WASHINGTON BLVD | SHELBY,RUTH R TR ET AL | 821,821 | 360,570 | 0 | 1,182,391 | 0 |
| 0190005012 | 8140 ALLPORT AVE | WELLS,LARID AND LYNN L TRS | 303,752 | 285,953 | 0 | 589,705 | 0 |
| 0190005014 | 8035 FREESTONE AVE | WILLIAMS,VICTOR M | 60,644 | 71,670 | 0 | 132,314 | 0 |
| 0190005017 | 11648 WASHINGTON BLVD | SHELBY,RUTH R TR ET AL | 315,844 | 442,638 | 0 | 758,482 | 0 |
| 0190005018 | 0 | MACADAMS,DONALD AND PATRICIA TRS | 12,416 | 9,845 | 0 | 19,380 | 0 |
| 0190005018 | 11684 WASHINGTON BLVD | RAHMA,ALONZO AND KATHLEEN TR | 58,025 | 86,515 | 0 | 144,540 | 0 |
| 0190005020 | 8020 FREESTONE AVE | LA BANCA,JOSEPH CO-TR | 28,850 | 55,977 | 0 | 84,827 | 0 |
| 0190005025 | 8122 ALLPORT AVE | BARBA,ELVA | 194,064 | 39,829 | 0 | 233,893 | 0 |
| 0190005028 | 8030 FREESTONE AVE | LA BANCA,JOSEPH AND MARY TRS | 33,227 | 65,050 | 0 | 98,277 | 0 |
| 0190005029 | 8038 FREESTONE AVE | CALABRESE,GIOSEPPE AND | 28,094 | 19,977 | 0 | 48,071 | 0 |
| 0190005030 | 8130 ALLPORT AVE | WALTERS,HENRY A AND MARIE A TRS | 34,394 | 87,247 | 0 | 121,641 | 0 |
| 0190005031 | 8122 ALLPORT AVE | WALTERS,HENRY A AND MARIE A TRS | 34,280 | 122,077 | 0 | 156,357 | 0 |
| 0190005032 | 8112 FREESTONE AVE | WILLIAMS,VICTOR M | 307,348 | 226,902 | 0 | 534,250 | 0 |
| 0190005033 | 8124 ALLPORT AVE | LAWRENCE,DAVID AND CHRISTINA | 278,660 | 281,173 | 0 | 559,833 | 0 |
| 0190005034 | 8024 ALLPORT AVE | KOLMES,HOWARD AND PHYLLIS TRS | 64,509 | 165,488 | 0 | 219,997 | 0 |
| 0190005035 | 8036 ALLPORT AVE | MACADAMS,DONALD AND PATRICIA TRS | 104,809 | 189,482 | 0 | 294,291 | 0 |
| 0190005036 | 8116 ALLPORT AVE | FRANKE,CLARENCE G CO TR | 741,878 | 529,811 | 0 | 1,271,787 | 0 |
| 0190007001 | 8338 ALLPORT AVE | SCHWEIZER,DENNIS AND JUDY TRS | 512,811 | 228,101 | 0 | 740,912 | 0 |
| 0190007004 | 11751 SLAUSON AVE | BERGMAN,CAREY D AND RITA C | 335,281 | 171,378 | 0 | 506,708 | 0 |
| 0190007011 | 11765 SLAUSON AVE | HAMBLEN,KENNETH CO TR | 197,417 | 155,858 | 0 | 353,275 | 0 |
| 0190007012 | 11765 SLAUSON AVE | SLAUSON AVENUE PARTNERSHIP | 266,044 | 432,711 | 0 | 698,755 | 0 |
| 0190007014 | 11775 SLAUSON AVE | MANSOLINO,RALPH TR | 157,925 | 174,154 | 0 | 332,079 | 0 |
| 0190007015 | 11779 SLAUSON AVE | HAMBLEN,KENNETH AND DOROTHY TRS | 383,684 | 181,832 | 0 | 565,516 | 0 |
| 0190007016 | 8406 ALLPORT AVE | BERGMAN,CAREY D AND RITA C | 183,790 | 10,418 | 0 | 194,208 | 0 |
| 0190007018 | 8406 ALLPORT AVE | BUONGIORNO,SANTO AND MARY C | 29,715 | 1,473 | 0 | 31,188 | 0 |
| 0190007019 | 8402 ALLPORT AVE | BUONGIORNO,SANTO AND MARY TRS | 47,554 | 158,109 | 0 | 205,663 | 0 |
| 0190007020 | 8200 ALLPORT AVE | PYKA,TIMOTHY R | 298,722 | 464,682 | 0 | 763,404 | 0 |
| 0190007021 | 8222 ALLPORT AVE | GALARDO,MICHAEL J AND MARIA TRS | 95,488 | 253,020 | 0 | 348,508 | 0 |
| 0190007022 | 8226 ALLPORT AVE | DUNCAIN,GRACE V TR | 20,333 | 385,037 | 0 | 405,370 | 0 |
| 0190007023 | 8282 ALLPORT AVE | S F S PARTNERS L P | 98,535 | 404,454 | 0 | 502,989 | 0 |
| 0190007024 | 11807 SLAUSON AVE | REESE,JAMES I AND SUSAN L TRS | 257,372 | 468,538 | 0 | 725,910 | 0 |
| 0190007025 | 11807 SLAUSON AVE | ARJONA,PEDRO E AND LIZBETH | 173,875 | 232,504 | 0 | 406,379 | 0 |
| 0190007026 | 11807 SLAUSON AVE | THURMAN MACHINE CO | 112,854 | 230,016 | 14,000 | 406,870 | 0 |
| 0190007027 | 11807 SLAUSON AVE | RAMOS,MIGUEL P | 128,934 | 241,024 | 0 | 369,958 | 0 |
| 0190007028 | 11805 SLAUSON AVE | COPELAND,JEFF INTERESTS LIMITED | 58,200 | 110,089 | 0 | 168,289 | 0 |
| 0190007029 | 11803 SLAUSON AVE | COPELAND,JEFF INTERESTS LIMITED | 58,200 | 110,515 | 0 | 168,715 | 0 |
| 0190007030 | 11801 SLAUSON AVE | THELMANN CORP | 82,237 | 172,708 | 0 | 254,945 | 0 |
| 0190007031 | 11809 SLAUSON AVE | HAMBLEN,KENNETH CO TR | 435,725 | 489,117 | 0 | 924,842 | 0 |
| 0190007032 | 11809 SLAUSON AVE | QUEDA,IGOR E AND | 262,889 | 224,338 | 0 | 487,224 | 0 |
| 0190007033 | 11811 SLAUSON AVE | CHUBBUCK,DONALD AND PATSY TRS | 36,215 | 76,668 | 0 | 112,883 | 0 |
| 0190007034 | 11813 SLAUSON AVE | CRAWFORD,JAMES A AND JANIE K TRS | 36,215 | 84,000 | 0 | 120,215 | 0 |
| 0190007035 | 11815 SLAUSON AVE | CHUBBUCK,DONALD AND PATSY TRS | 54,510 | 104,812 | 0 | 159,322 | 0 |
| 0190007036 | 11821 SLAUSON AVE | THELMANN CORP | 76,430 | 158,525 | 0 | 234,955 | 0 |
| 0190007037 | 8312 ALLPORT AVE | MORGAN,THOMAS P ET AL | 288,151 | 0 | 0 | 288,151 | 0 |
| 0190007038 | 8330 ALLPORT AVE | LOHRUM LLC | 144,054 | 348,225 | 0 | 492,279 | 0 |
| 0190008002 | 8338 ALLPORT AVE | PEREZ,ANDREW M AND VICTORIA | 116,173 | 212,864 | 0 | 329,037 | 0 |
| 0190008003 | 8403 ALLPORT AVE | EGGE,ROBERT G AND | 86,872 | 155,818 | 0 | 242,690 | 0 |
| 0190008014 | 11705 SLAUSON AVE | CHAI,PETER S AND AMY M TRS | 120,897 | 229,471 | 0 | 350,368 | 0 |
| 0190008015 | 8415 ALLPORT AVE | TFP A LIMITED PARTNERSHIP | 385,736 | 381,450 | 0 | 767,181 | 0 |
| 0190008017 | 8315 ALLPORT AVE | WEI,HUI CHU | 558,309 | 716,688 | 0 | 1,274,997 | 0 |
| 0190008018 | 8319 ALLPORT AVE | INTERACTIVE USA CORPORATION | 551,108 | 1,349,158 | 0 | 1,900,266 | 0 |
| 0190008029 | 11701 SLAUSON AVE | SLAUSON STORAGE VENTURE LLC | 2,293,741 | 3,607,808 | 0 | 5,901,549 | 0 |
| 0190011021 | 8037 ALLPORT AVE | VENTILACH AND PATRICIA | 87,544 | 54,748 | 0 | 142,292 | 0 |
| 0190011022 | 8101 ALLPORT AVE | GAMARENA,JOSE D | 54,050 | 126,118 | 0 | 180,168 | 0 |
| 0190011023 | 8107 ALLPORT AVE | ROSENSTEIN,ALBERT AND MARY E TRS | 10,887 | 40,955 | 0 | 51,842 | 0 |
| 0190011024 | 8135 ALLPORT AVE | CORMACK,ROBERT G CO TR ET AL | 89,830 | 86,178 | 0 | 176,008 | 0 |
| 0190011025 | 8205 ALLPORT AVE | EGGE,ROBERT G CO TR | 261,285 | 260,720 | 0 | 522,005 | 0 |
| 0190011027 | 8207 ALLPORT AVE | EGGE,ROBERT G CO TR | 282,584 | 164,034 | 0 | 446,618 | 0 |
| 0190011028 | 8229 ALLPORT AVE | MASSEY,DAVID A AND SUSAN E TRS | 74,578 | 34,421 | 0 | 109,000 | 0 |
| 0190011029 | 8231 ALLPORT AVE | VARELA,ROBERT AND JEANNETTE TRS | 140,060 | 201,800 | 0 | 341,860 | 0 |
| 0190011030 | 8235 ALLPORT AVE | VARELA,ROBERT CO TR | 121,289 | 154,368 | 0 | 275,657 | 0 |
| 0190011031 | 8203 ALLPORT AVE | VARELA,RAUL AND JESSIE | 81,417 | 161,554 | 0 | 242,971 | 0 |
| 0190011033 | 0 | VALVERDE,JOSEPH A TR ET AL | 640,718 | 0 | 0 | 640,718 | 0 |
| 0190011037 | 11626 WASHINGTON BLVD | SMITH,MICHAEL G ET AL TRS | 483,000 | 288,000 | 0 | 771,000 | 0 |
| 0190021029 | 11700 SLAUSON AVE | SMITH,MICHAEL G ET AL TRS | 241,124 | 613,818 | 0 | 854,942 | 0 |
| 0190021031 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0190021045 | 8623 DICE RD | MIN WEST FABRICATING CO INC | 338,442 | 604,335 | 361,500 | 1,304,317 | 0 |
| 0190021047 | 8535 DICE RD | AC INDUSTRIAL PROPERTIES LLC | 498,585 | 527,651 | 0 | 1,026,236 | 0 |
| 0190021048 | 8607 DICE RD | D'ANGELO,FLOYD L TR ET AL | 117,301 | 214,563 | 0 | 331,864 | 0 |
| 0190021049 | 0 | 0 | 371,280 | 0 | 0 | 371,280 | 0 |
| 0190021050 | 0 | 0 | 192,780 | 0 | 0 | 192,780 | 0 |
| TOTAL: | | | 84,004,344 | 83,024,528 | 2,745,258 | 149,774,128 | 0 |

Statement of Objections to the Proposed
Santa Fe Springs Washington Boulevard
Project Area Amendment No. 2

June 2009

| Santa Fe Springs - Amendment No. 2 Washington Boulevard Redevelopment Project Area | | | | | | | | | |
|--|-------|-----------------|-------|----------------------------------|------------|-------------------|-----------|----------------|---------------|
| 2008-07 Assessed Values - Secured | AN | ADDRESS | SHEET | OWNER | LAND Value | Improvement Value | GPP Value | ASSESSED VALUE | Exempt Values |
| 0168014011 | 12055 | SLAUSON AVE | | LARSEN,RIC AND JOELYN TRS | 224,937 | 287,112 | 0 | 482,049 | 0 |
| 0168014012 | 12105 | SLAUSON AVE | | YOUNG,ROBERT H CO TR | 67,976 | 111,214 | 0 | 179,190 | 0 |
| 0168014013 | 12101 | SLAUSON AVE | | THOMSON,THOMAS AND NANCY | 182,344 | 339,563 | 0 | 522,007 | 0 |
| 0168014014 | 12117 | SLAUSON AVE | | KELLY,PATRICK J AND MARGARET TRS | 382,682 | 625,592 | 0 | 1,008,474 | 0 |
| 0168014015 | 12133 | SLAUSON AVE | | RAILSBACK,GUY F AND NADINE S TRS | 174,364 | 308,556 | 0 | 482,922 | 0 |
| 0168014016 | 12135 | SLAUSON AVE | | FOOTNER,HAROLD E JR | 366,467 | 732,891 | 0 | 1,099,358 | 0 |
| 0168014017 | 12157 | SLAUSON AVE | | FERGUSON,DONALD S AND | 68,771 | 102,902 | 0 | 172,373 | 0 |
| 0168014018 | 12201 | SLAUSON AVE | | ANDERSON,RONNY C AND | 82,149 | 100,806 | 0 | 182,955 | 0 |
| 0168014019 | 12209 | SLAUSON AVE | | STAR,DIE CASTING INC | 319,280 | 608,645 | 0 | 927,925 | 0 |
| 0168014020 | 12215 | SLAUSON AVE | | BROWN,JEDDYLOU TR | 513,060 | 197,580 | 0 | 710,640 | 0 |
| 0168014021 | 12015 | SLAUSON AVE | | CHANDEN LLC | 3,980,735 | 9,074,491 | 0 | 7,055,200 | 0 |
| 0168014022 | 11965 | RIVERA RD | | OROURKE,MICHAEL T AND JOAN M TR | 314,020 | 509,359 | 0 | 823,379 | 0 |
| 0168014023 | 8520 | WELLSFORD PL | | SAUNDERS,EDWARD C CO-TR | 182,487 | 772,274 | 0 | 934,761 | 0 |
| 0168014024 | 12055 | SLAUSON AVE | | SISSER INVESTMENT PTNSHP AND | 636,795 | 772,172 | 0 | 1,408,971 | 0 |
| 0168015002 | 8317 | SECURA WAY | | VIETTEL,KENNETH AND | 51,670 | 92,683 | 0 | 144,353 | 0 |
| 0168015007 | 8333 | SECURA WAY | | CLIVER,RICHARD K | 266,885 | 737,038 | 0 | 1,003,717 | 0 |
| 0168015011 | 8357 | SECURA WAY | | BUTTS,EDGAR L AND GERALDINE TRS | 90,753 | 46,831 | 0 | 76,584 | 0 |
| 0168015013 | 8411 | SECURA WAY | | LOUWERS,PETRUS L CO TR | 130,795 | 186,762 | 0 | 318,557 | 0 |
| 0168015016 | 11990 | RIVERA RD | | SERRANO,ELISEO B TR AND | 337,406 | 269,924 | 0 | 607,330 | 0 |
| 0168015017 | 8317 | SECURA WAY | | SERRANO,ELISEO B TR | 37,302 | 47,344 | 0 | 84,646 | 0 |
| 0168015019 | 8425 | SECURA WAY | | PATRICK A MARRERO TR ET AL | 148,574 | 848,057 | 0 | 997,431 | 0 |
| 0168015020 | 8417 | SECURA WAY | | PATRICIA A MARRERO TR ET AL | 148,574 | 248,057 | 0 | 397,431 | 0 |
| 0168015023 | 8413 | SECURA WAY | | HELMBRECHT,HILDEGARD F TR | 368,301 | 907,073 | 0 | 975,374 | 0 |
| 0168015048 | 8355 | SECURA WAY | | GEORGE,WILLIAM R AND CAROL F | 105,982 | 295,749 | 0 | 402,731 | 0 |
| 0168015047 | 8349 | SECURA WAY | | RAILSBACK,GUY F AND NADINE S TRS | 65,496 | 160,013 | 0 | 225,479 | 0 |
| 0168015051 | 12000 | RIVERA RD | | LSC CORP AND | 40,564 | 160,342 | 0 | 200,906 | 0 |
| 0168015052 | 8427 | SECURA WAY | | SECUT,SECURA LLC | 40,564 | 600,000 | 0 | 1,020,000 | 0 |
| 0168015062 | 12004 | RIVERA RD | | LITZAU,ROBERT H AND DONNA A TRS | 51,638 | 170,676 | 0 | 222,514 | 0 |
| 0168023001 | 11815 | BURKE ST | | MARK,JEROME W TR ET AL | 76,770 | 170,234 | 0 | 247,004 | 0 |
| 0168023002 | 8540 | DICE RD | | LYNN,JENSEN DOWDEN | 75,153 | 154,807 | 0 | 229,960 | 0 |
| 0168023003 | 11819 | BURKE ST | | COVINGTON,CHARLES AND DORIS TRS | 108,497 | 166,077 | 0 | 274,474 | 0 |
| 0168023017 | 11850 | SLAUSON AVE | | DANIELS TIRE SERVICE | 117,494 | 31,589 | 0 | 150,583 | 0 |
| 0168023018 | 11850 | SLAUSON AVE | | DANIELS TIRE SERVICE | 82,330 | 35,540 | 0 | 117,870 | 0 |
| 0168023025 | | | | | 121,082 | 0 | 0 | 121,082 | 0 |
| 0168023028 | 11760 | SLAUSON AVE | | WALTMAN,JOHN J AND | 501,359 | 627,184 | 0 | 1,128,543 | 0 |
| 0168023029 | 11748 | SLAUSON AVE | | WALTMAN,JOHN J AND | 493,715 | 589,899 | 0 | 1,083,614 | 0 |
| 0168023030 | 8528 | DICE RD | | ROBERTS,JUD O AND MARLYN TRS | 229,534 | 278,534 | 0 | 508,068 | 0 |
| 0168023031 | 8518 | DICE RD | | HQ LEASING LLC | 382,928 | 525,442 | 817,617 | 1,475,987 | 0 |
| 0168023032 | 11720 | SLAUSON AVE | | GARRETT,BOBBY AND MAUREEN TRS | 81,432 | 171,052 | 0 | 252,484 | 0 |
| 0168023035 | 8633 | BURKE ST | | WEBER,WARREN L CO TR | 671,820 | 964,840 | 0 | 1,636,660 | 0 |
| 0168023037 | 11901 | BURKE ST | | BERA,GIRISH R AND USHA TRS ETAL | 339,641 | 756,186 | 0 | 1,125,807 | 0 |
| 0168023038 | 11845 | BURKE ST | | TECHAI BRAZE INC | 343,517 | 678,863 | 0 | 1,022,380 | 0 |
| 0168023040 | 11825 | BURKE ST | | BATTENSCHLAG,RICHARD E CO TR | 55,960 | 142,785 | 0 | 198,745 | 0 |
| 0168023041 | 11619 | BURKE ST | | BACKEN,CATHY TR | 159,271 | 458,288 | 0 | 618,559 | 0 |
| 0168023042 | 11875 | BURKE ST | | TRANSILWRAP CO INC | 1,131,528 | 1,014,901 | 193,236 | 2,340,666 | 0 |
| 0168023043 | 11850 | SLAUSON AVE | | DANIELS TIRE SERVICE | 242,180 | 452,066 | 0 | 1,007,221 | 0 |
| 0168023045 | 11933 | BURKE ST | | DANIELS TIRE SERVICE | 558,536 | 853,940 | 292,670 | 1,705,256 | 0 |
| 0168023046 | 11933 | BURKE ST | | DANIELS TIRE SERVICE | 126,458 | 428,770 | 0 | 555,228 | 0 |
| 0168024003 | 11950 | BURKE ST | | DOUBLE POINT PROPERTIES LLC | 244,424 | 112,596 | 0 | 357,020 | 0 |
| 0168024006 | 11904 | BURKE ST | | CHOLAKIAN,ARCHIE AND STELLA M | 402,783 | 388,738 | 0 | 771,521 | 0 |
| 0168024007 | 11876 | BURKE ST | | EARL,CLAUDETTE A | 229,590 | 122,380 | 0 | 352,970 | 0 |
| 0168024008 | 11862 | BURKE ST | | EARL,CLAUDETTE A | 105,654 | 217,063 | 0 | 322,717 | 0 |
| 0168024009 | 11852 | BURKE ST | | IKASIO,NINJA VASKEN AND | 639,063 | 548,076 | 0 | 1,178,176 | 0 |
| 0168024010 | 11822 | BURKE ST | | RITCHIE,DAVID W AND DEBRA TRS | 423,300 | 519,740 | 0 | 943,040 | 0 |
| 0168024011 | 11808 | BURKE ST | | ROSENBERGER,ADOLPH AND ELEN TRS | 446,117 | 549,789 | 0 | 995,906 | 0 |
| 0168024012 | 11826 | BURKE ST | | DEMIRJIAN,EDWARD CO TR ET AL | 406,091 | 1,088,655 | 0 | 1,494,746 | 0 |
| 0168024013 | 8707 | SORENSEN AVE | | BENTOL COMPANY | 124,182 | 204,410 | 0 | 328,545 | 0 |
| 0168024000 | 8843 | DICE RD | | SANTA FE SPRINGS CITY | 70,365 | 0 | 0 | 70,365 | 0 |
| 0168026004 | 8444 | SECURA WAY | | SHELDON SLAUSON LLC | 416,160 | 158,060 | 0 | 574,220 | 0 |
| 0168026005 | 8440 | SECURA WAY | | FLANARY,MARY TR | 70,881 | 270,825 | 0 | 341,706 | 0 |
| 0168026006 | 8439 | SECURA WAY | | CHAI,REYNOLDS | 40,168 | 181,611 | 0 | 221,779 | 0 |
| 0168026007 | 8424 | SECURA WAY | | CLIF LLC | 265,502 | 188,494 | 0 | 453,996 | 0 |
| 0168026008 | 8419 | SECURA WAY | | KAPLAN,MELVIN TR | 35,564 | 88,071 | 0 | 123,635 | 0 |
| 0168026009 | 8416 | SECURA WAY | | ONG,THIAM T ET AL | 189,820 | 308,283 | 0 | 498,113 | 0 |
| 0168026010 | 8406 | SECURA WAY | | KLEWER,ROBERT W | 123,714 | 230,560 | 0 | 354,274 | 0 |
| 0168026011 | 8400 | SECURA WAY | | KLEWER,ROBERT W | 123,714 | 253,053 | 0 | 376,767 | 0 |
| 0168026012 | 8354 | SECURA WAY | | KRUG,HENRY AND HELEN E TRS | 93,628 | 245,159 | 0 | 325,787 | 0 |
| 0168026013 | 8348 | SECURA WAY | | KRUG,HENRY AND HELEN E TRS | 102,087 | 250,010 | 0 | 352,096 | 0 |
| 0168026014 | 8342 | SECURA WAY | | KRUG,HENRY AND HELEN E TRS | 155,464 | 186,559 | 0 | 342,023 | 0 |
| 0168026015 | 8332 | SECURA WAY | | NBS SYSTEMS INC | 428,165 | 1,182,364 | 123,745 | 1,745,274 | 0 |
| 0168026016 | 12020 | RIVERA RD | | FREGOSO,HUMBERTO SR TR | 303,909 | 455,805 | 0 | 759,774 | 0 |
| 0168026017 | 12030 | RIVERA RD | | ROSENBAUM,ROGER TR | 301,718 | 197,870 | 0 | 499,392 | 0 |
| 0168026018 | 8421 | CHELIE AVE | | BLAKEBEE,WILLIS CO TR ET AL | 71,283 | 21,860 | 0 | 93,143 | 0 |
| 0168026027 | 8433 | CHELIE AVE | | SCHUMACHER,GEORGE C CO TR | 82,748 | 9,914 | 0 | 102,663 | 0 |
| 0168026028 | 8433 | CHELIE AVE | | SCHUMACHER,GEORGE C CO TR | 91,682 | 183,801 | 0 | 275,483 | 0 |
| 0168026029 | 8503 | CHELIE AVE | | RADER,GLEN V TR | 43,580 | 51,230 | 0 | 94,810 | 0 |
| 0168026030 | 8515 | CHELIE AVE | | EPFARD,ROBERT H CO TR | 43,222 | 38,386 | 0 | 81,618 | 0 |
| 0168026031 | 8629 | CHELIE AVE | | BROWN,JEDDYLOU TR | 154,000 | 154,000 | 0 | 308,000 | 0 |
| 0168026038 | 8403 | CHELIE AVE | | BROUGH,ANTHONY C SR CO TR | 350,532 | 563,196 | 0 | 913,718 | 0 |
| 0168026040 | 8409 | CHELIE AVE | | HIGLEY,GLENN C | 362,148 | 459,250 | 0 | 815,398 | 0 |
| 0168026041 | 8333 | CHELIE AVE | | LOVELL,EDWARD AND PATRICIA TRS | 430,278 | 724,615 | 0 | 1,154,893 | 0 |
| 0168026042 | 8515 | CHELIE AVE | | CHAI,REYNOLDS | 85,200 | 372,210 | 0 | 457,410 | 0 |
| 0168026043 | 12340 | RIVERA RD | | LOREN,LOUISE J TR | 115,594 | 442,225 | 0 | 557,819 | 0 |
| 0168026044 | 8311 | CHELIE AVE | | METCHKOFF,DAVID G ET AL | 283,138 | 469,856 | 0 | 753,004 | 0 |
| 0168026045 | 8533 | CHELIE AVE | | WEISS FAMILY LIMITED PARTNERSHIP | 1,367,172 | 911,448 | 0 | 2,278,620 | 0 |
| 0168026010 | 12055 | RIVERA RD | | METCHKOFF PROPERTIES | 274,967 | 585,782 | 0 | 860,749 | 0 |
| 0168026011 | 11954 | WASHINGTON BLVD | | EASTGROUP PROPERTIES L P | 2,343,897 | 5,378,968 | 0 | 7,722,865 | 0 |
| 0168026012 | 0 | | | HERMANDEZ,JOSE S | 1,057 | 0 | 0 | 1,057 | 0 |
| 0168026013 | 11904 | WASHINGTON BLVD | | MISSION INDUSTRIES | 351,733 | 0 | 0 | 351,733 | 0 |
| 0168026014 | 11920 | WASHINGTON BLVD | | MISSION LINEN SUPPLY OF TURLOCK | 123,954 | 0 | 0 | 123,954 | 0 |
| 0168026015 | 11934 | WASHINGTON BLVD | | WHITTIER SOFT WATER CO | 137,228 | 312,487 | 0 | 449,715 | 0 |
| 0168026016 | 0 | | | MISSION INDUSTRIES | 253,607 | 1,533 | 0 | 255,140 | 0 |
| 0168026017 | 8119 | SECURA WAY | | ZETZ,WILLIAM A AND CLELLA F TRS | 64,747 | 86,459 | 0 | 151,206 | 0 |
| 0168026018 | 8123 | SECURA WAY | | CRAB,MARTHA A TR | 57,384 | 117,672 | 0 | 175,056 | 0 |
| 0168026019 | 8140 | SECURA WAY | | FOSS PLATING CO INC | 67,384 | 122,697 | 33,323 | 213,414 | 0 |
| 0168026020 | 8400 | SECURA WAY | | S D L INVESTMENTS | 38,585 | 103,884 | 0 | 142,469 | 0 |
| 0168026021 | 8206 | SECURA WAY | | V V R E | 189,494 | 357,150 | 0 | 546,644 | 0 |
| 0168026022 | 11989 | RIVERA RD | | 1280 CALIFORNIA PARTNERS | 471,000 | 437,000 | 0 | 908,000 | 0 |
| 0168026023 | 8141 | SECURA WAY | | DEVA PROPERTIES | 156,747 | 50,950 | 0 | 210,797 | 0 |
| 0168026024 | 8145 | SECURA WAY | | HARISON,GEORGE | 81,865 | 118,919 | 0 | 210,795 | 0 |
| 0168026025 | 11920 | WASHINGTON BLVD | | MISSION LINEN SUPPLY OF TURLOCK | 51,111 | 0 | 0 | 51,111 | 0 |
| 0168026026 | 8106 | SECURA WAY | | FIELDS,MARK S AND ADALYN R TRS | 109,246 | 215,804 | 0 | 324,940 | 0 |
| 0168026027 | 8110 | SECURA WAY | | ESCALERA,LUIS L AND | 143,075 | 137,776 | 0 | 280,851 | 0 |
| 0168026028 | 8118 | SECURA WAY | | FREGOSO,HUMBERTO SR TR | 166,860 | 136,740 | 0 | 303,600 | 0 |
| 0168026029 | 8102 | SECURA WAY | | FIELDS,MARK S AND ADALYN R TRS | 166,860 | 166,860 | 0 | 333,720 | 0 |
| 0168026030 | 11965 | RIVERA RD | | L S C CORP | 105,614 | 223,427 | 0 | 329,041 | 0 |
| 0168026031 | 11987 | RIVERA RD | | COPELAND,JEFF INTERESTS LIMITED | 68,771 | 125,205 | 0 | 194,976 | 0 |
| 0168026032 | 11969 | RIVERA RD | | COPELAND,JEFF INTERESTS LIMITED | 75,153 | 132,740 | 0 | 207,893 | 0 |
| 0168026033 | 11973 | RIVERA RD | | MORE CORP AND | 113,738 | 259,980 | 0 | 373,728 | 0 |
| 0168026034 | 8203 | SECURA WAY | | LAGUNA,GEORGE | 244,000 | 184,000 | 0 | 428,000 | 0 |
| 0168026035 | 8209 | SECURA WAY | | HAMBLIN,KENNETH AND DOROTHY TRS | 118,915 | 133,391 | 0 | 250,306 | 0 |
| 0168026036 | 8122 | SECURA WAY | | VOLLBRECHT,JOHANNES M CO TR | 60,224 | 150,776 | 0 | 191,000 | 0 |
| 0168026037 | 8126 | SECURA WAY | | YOUNG,ROBERT AND VIRGINIA TRS | 32,816 | 60,821 | 0 | 93,437 | 0 |
| 0168030005 | 11023 | RIVERA RD | | BENAMAN INC | 68,364 | 101,515 | 0 | 249,879 | 0 |
| 0168030006 | 11059 | RIVERA RD | | BENAMAN INC | 68,364 | 101,515 | 79,706 | 310,079 | 0 |
| 0168030007 | 0 | | | BENAMAN INC | 59,264 | 140,000 | 0 | 169,264 | 0 |
| 0168030008 | | | | | | | | | |

Statement of Objections to the Proposed
Santa Fe Springs Washington Boulevard
Project Area Amendment No. 2

June 2009

Santa Fe Springs - Amendment No. 2 Washington Boulevard Redevelopment Project Area

| 2006-07 Assessed Values - Secured | ALL | STREET | OWNER | LAND Value | Improvement Value | GPP Value | ASSESSED VALUE | Exempt Values |
|-----------------------------------|-------------|-----------------|----------------------------------|------------|-------------------|-----------|----------------|---------------|
| 8169000319 | 8214 | SORENSEN AVE | ZOCCHI,JOHN R AND MARY TRS | 75,812 | 179,028 | 0 | 254,840 | 0 |
| 8169000326 | 8206 | SORENSEN AVE | CAMMACK,WILLIAM I TR | 30,480 | 80,761 | 0 | 121,241 | 0 |
| 8169000327 | 8202 | SORENSEN AVE | HERRERA,RAUL AND DEBRA TRS | 178,387 | 135,128 | 0 | 313,493 | 0 |
| 8169000331 | 8210 | SORENSEN AVE | MANSOLINO,RALPH TR | 81,756 | 82,215 | 0 | 163,971 | 0 |
| 8169000332 | 8212 | SORENSEN AVE | MANSOLINO,RALPH TR | 77,600 | 74,981 | 0 | 152,581 | 0 |
| 8169000333 | 8210 | SORENSEN AVE | MANSOLINO,RALPH TR | 66,141 | 51,438 | 0 | 117,580 | 0 |
| 8169000334 | 8206 | SORENSEN AVE | CAMMACK,WILLIAM I TR | 12,184 | 36,228 | 0 | 48,412 | 0 |
| 8169000335 | 11919 | RIVERA RD | TRONGALE,CARL AND VERA M TRS | 82,555 | 147,668 | 0 | 240,223 | 0 |
| 8169000341 | 8308 | SORENSEN AVE | SANTA FE SPRINGS I LLC | 914,539 | 1,258,184 | 0 | 2,172,733 | 0 |
| 8169000342 | 11945 | RIVERA RD | RITENOUR,JAY H AND MARY D AND | 137,507 | 310,000 | 0 | 447,507 | 0 |
| 8169000343 | 11805 | WASHINGTON BLVD | YOLDEEN,JOHN | 341,251 | 381,036 | 0 | 722,287 | 0 |
| 8169000344 | 8026 | SORENSEN AVE | GW INVESTMENT PROPERTIES LLC | 1,428,000 | 1,530,000 | 0 | 2,958,000 | 0 |
| 8169000345 | 8110 | SORENSEN AVE | ROBALINDE AND ARTHUR GILBERT | 2,282,870 | 2,221,254 | 0 | 4,484,124 | 0 |
| 8169000401 | 0 | | DELTA CONTRACTORS EQUIPMENT | 103,684 | 0 | 0 | 103,684 | 0 |
| 8169000402 | 11898 | WASHINGTON BLVD | STONE,ANN L TR | 1,061,843 | 1,035,583 | 0 | 2,117,526 | 0 |
| 8169000403 | 11720 | WASHINGTON BLVD | LALLY,LAURENCE TR | 194,221 | 105,408 | 0 | 299,727 | 0 |
| 8169000404 | 11734 | WASHINGTON BLVD | PORTER,ROBERT J AND | 451,853 | 184,367 | 0 | 636,220 | 0 |
| 8169000406 | 11746 | WASHINGTON BLVD | JBK S INVESTMENTS LLC | 344,835 | 461,112 | 0 | 805,947 | 0 |
| 8169000411 | 11770 | WASHINGTON BLVD | G AND M OIL CO INC | 118,943 | 116,971 | 35,205 | 266,119 | 0 |
| 8169000412 | 8025 | SORENSEN AVE | ELWOOD INVESTMENTS | 234,279 | 78,241 | 0 | 312,520 | 0 |
| 8169000416 | 11750 | WASHINGTON BLVD | JBK S INVESTMENTS LLC | 117,417 | 4,446 | 0 | 121,865 | 0 |
| 8169000417 | 11759 | WASHINGTON BLVD | JBK S INVESTMENTS LLC | 105,525 | 163,455 | 0 | 268,919 | 0 |
| 8169000428 | 8213 | SORENSEN AVE | LA BANCA,JOSEPH AND MARY TRS | 113,259 | 351,024 | 0 | 464,283 | 0 |
| 8169000429 | 8227 | SORENSEN AVE | ROBERTS,JUD TR ET AL | 261,341 | 536,614 | 0 | 797,955 | 0 |
| 8169000430 | 11831 | WAKEMAN ST | WAKEMAN II PROPERTIES | 128,481 | 233,683 | 0 | 362,114 | 0 |
| 8169000431 | 11831 | WAKEMAN ST | GGG ASSOCIATES | 289,452 | 570,270 | 0 | 1,059,722 | 0 |
| 8169000432 | 11805 | WAKEMAN ST | VICOR,JOSEPH AND EVA TRS | 270,463 | 785,245 | 0 | 1,055,708 | 0 |
| 8169000432 | 11830 | WAKEMAN ST | WEISS,CATHERINE TR | 163,976 | 490,217 | 0 | 654,193 | 0 |
| 8169000433 | 8311 | SORENSEN AVE | HANNAH,ROBERT S AND MARY L TRS | 148,020 | 458,644 | 0 | 606,664 | 0 |
| 8169000434 | 11804 | WAKEMAN ST | FISHELBERG,LEONARD TR | 691,841 | 2,003,016 | 0 | 2,694,857 | 0 |
| 8169000435 | 11823 | SLAUSON AVE | ASSOCIATED AMERICAN PROPERTIES | 3,685,420 | 3,623,470 | 0 | 7,308,890 | 0 |
| 8169000436 | 11855 | SLAUSON AVE | GOLDEN STATE BANK | 270,254 | 0 | 0 | 270,254 | 0 |
| 8169000438 | 8201 | SORENSEN AVE | DELTA CONTRACTORS EQUIPMENT | 2,153,803 | 1,198,963 | 0 | 3,352,766 | 0 |
| 8169000450 | 8201 | SORENSEN AVE | DELTA CONTRACTORS EQUIPMENT | 263,388 | 0 | 0 | 263,388 | 0 |
| 8169000451 | 11821 | SLAUSON AVE | LAYTON REAL ESTATE LLC | 810,429 | 1,331,869 | 0 | 2,142,298 | 0 |
| 8169000501 | 11842 | WASHINGTON BLVD | SHELBY,RUTH R TR ET AL | 646,652 | 401,834 | 0 | 1,048,486 | 0 |
| 8169000512 | 8140 | ALLPORT AVE | LEWIS,LARD AND LYNN LTRS | 309,667 | 530,404 | 0 | 840,071 | 0 |
| 8169000514 | 8035 | FREESTONE AVE | WILLIAMS,VICTOR M | 61,556 | 73,103 | 0 | 134,659 | 0 |
| 8169000517 | 11848 | WASHINGTON BLVD | SHELBY,RUTH R TR ET AL | 333,250 | 441,482 | 0 | 774,732 | 0 |
| 8169000518 | 0 | | MCADAMS,DONALD AND PATRICIA TRS | 12,668 | 7,033 | 0 | 19,701 | 0 |
| 8169000519 | 11864 | WASHINGTON BLVD | RAHM,ALONZO AND KATHLEEN TR | 59,195 | 87,221 | 0 | 146,416 | 0 |
| 8169000520 | 8030 | FREESTONE AVE | LA BANCA,JOSEPH CO-TR | 59,225 | 58,494 | 0 | 117,719 | 0 |
| 8169000525 | 8122 | ALLPORT AVE | BARBA,ELVIA | 167,245 | 34,301 | 0 | 201,546 | 0 |
| 8169000528 | 8030 | FREESTONE AVE | LA BLANCA,JOSEPH AND MARY TRS | 33,881 | 66,360 | 0 | 100,251 | 0 |
| 8169000528 | 8036 | FREESTONE AVE | CALABRESE,GIOSEPPE AND | 27,431 | 14,154 | 0 | 41,585 | 0 |
| 8169000530 | 8130 | ALLPORT AVE | WALTERS,HENRY A AND MARIE A TRS | 35,583 | 27,791 | 0 | 63,374 | 0 |
| 8169000531 | 8120 | ALLPORT AVE | WALTERS,HENRY A AND MARIE A TRS | 24,365 | 124,516 | 0 | 148,881 | 0 |
| 8169000532 | 8112 | FREESTONE AVE | WILLIAMS,VICTOR M | 313,494 | 231,339 | 0 | 544,833 | 0 |
| 8169000533 | 8124 | ALLPORT AVE | LAWRENCE,DAVID AND CHRISTINA | 281,178 | 286,796 | 0 | 567,974 | 0 |
| 8169000534 | 8024 | ALLPORT AVE | HOLMES,HOWARD AND PHYLLIS TRS | 65,823 | 158,571 | 0 | 224,394 | 0 |
| 8169000535 | 8036 | ALLPORT AVE | MCADAMS,DONALD AND PATRICIA TRS | 106,905 | 203,471 | 0 | 310,376 | 0 |
| 8169000536 | 8119 | ALLPORT AVE | FRANKE,CLARENCE G CO TR | 1,815,680 | 1,84,320 | 0 | 1,999,999 | 0 |
| 8169000701 | 8336 | ALLPORT AVE | SCHWEIZER,DENNIS AND JUDY TRS | 528,067 | 232,863 | 0 | 760,930 | 0 |
| 8169000704 | 11751 | SLAUSON AVE | BERGMAN,CAREY D AND RITA C | 342,068 | 174,805 | 0 | 516,873 | 0 |
| 8169000711 | 11789 | SLAUSON AVE | HAMBLIN,KENNETH CO TR | 201,385 | 158,673 | 0 | 360,058 | 0 |
| 8169000712 | 11763 | SLAUSON AVE | SLAUSON AVENUE PARTNERSHIP | 271,384 | 441,365 | 0 | 712,749 | 0 |
| 8169000714 | 11775 | SLAUSON AVE | MANSOLINO,RALPH TR | 161,080 | 177,697 | 0 | 338,777 | 0 |
| 8169000715 | 11779 | SLAUSON AVE | HAMBLIN,KENNETH AND DOROTHY TRS | 370,937 | 185,468 | 0 | 556,405 | 0 |
| 8169000716 | 8406 | ALLPORT AVE | BERGMAN,CAREY D AND RITA C | 167,065 | 10,634 | 0 | 177,699 | 0 |
| 8169000718 | 8406 | ALLPORT AVE | BUONGIORNO,SANTO AND MARY C | 30,308 | 1,502 | 0 | 31,811 | 0 |
| 8169000719 | 8402 | ALLPORT AVE | BUONGIORNO,SANTO AND MARY C | 49,503 | 158,231 | 0 | 207,734 | 0 |
| 8169000720 | 8205 | ALLPORT AVE | PYKA,THOMAS R | 26,634 | 473,615 | 0 | 499,249 | 0 |
| 8169000721 | 8226 | ALLPORT AVE | GALARDO,MICHAEL J AND MARIA TRS | 97,305 | 280,120 | 0 | 377,425 | 0 |
| 8169000722 | 8226 | ALLPORT AVE | DUNCAN,GRACE V TR | 101,525 | 389,677 | 0 | 491,202 | 0 |
| 8169000723 | 8282 | ALLPORT AVE | S F S PARTNERS LP | 101,525 | 412,543 | 0 | 514,068 | 0 |
| 8169000724 | 11807 | SLAUSON AVE | REESE,JAMES I AND SUSAN L TRS | 282,519 | 477,929 | 0 | 760,448 | 0 |
| 8169000725 | 11807 | SLAUSON AVE | ALONCA,PEDRO E AND LIZBETH | 177,117 | 237,154 | 0 | 414,271 | 0 |
| 8169000726 | 11807 | SLAUSON AVE | THURMAN MACHINE CO | 115,111 | 285,616 | 12,155 | 412,882 | 0 |
| 8169000727 | 11807 | SLAUSON AVE | RAMOS,MIGUEL R | 131,512 | 245,824 | 0 | 377,336 | 0 |
| 8169000728 | 11805 | SLAUSON AVE | COPELAND,JEFF INTERESTS LIMITED | 58,364 | 112,250 | 0 | 170,614 | 0 |
| 8169000729 | 11803 | SLAUSON AVE | COPELAND,JEFF INTERESTS LIMITED | 58,364 | 112,250 | 0 | 170,614 | 0 |
| 8169000730 | 11801 | SLAUSON AVE | THIELMANN CORP | 53,881 | 176,160 | 0 | 230,041 | 0 |
| 8169000731 | 11809 | SLAUSON AVE | HAMBLIN,KENNETH CO TR | 464,507 | 538,079 | 0 | 992,586 | 0 |
| 8169000732 | 11809 | SLAUSON AVE | CJEDA,IGOR E AND | 268,153 | 228,624 | 0 | 496,777 | 0 |
| 8169000733 | 11811 | SLAUSON AVE | CHUBBUCK,DONALD AND PATSY TRS | 36,939 | 78,201 | 0 | 115,140 | 0 |
| 8169000734 | 11813 | SLAUSON AVE | CRAWFORD,JAMES A AND JANIE K TRS | 36,939 | 98,282 | 0 | 135,221 | 0 |
| 8169000735 | 11815 | SLAUSON AVE | CHUBBUCK,DONALD AND PATSY TRS | 55,600 | 108,908 | 0 | 164,508 | 0 |
| 8169000736 | 11821 | SLAUSON AVE | THIELMANN CORP | 70,555 | 159,651 | 0 | 230,206 | 0 |
| 8169000737 | 8312 | ALLPORT AVE | MOGAN,THOMAS P ET AL | 261,674 | 0 | 0 | 261,674 | 0 |
| 8169000738 | 8330 | ALLPORT AVE | LOHRUM LLC | 148,835 | 355,189 | 0 | 504,024 | 0 |
| 8169000802 | 8339 | ALLPORT AVE | PEREZ,ANDREW M AND VICTORIA | 118,496 | 217,121 | 0 | 335,617 | 0 |
| 8169000803 | 8403 | ALLPORT AVE | EDGE,ROBERT G AND | 86,509 | 188,934 | 0 | 275,443 | 0 |
| 8169000814 | 8415 | ALLPORT AVE | CHAN,PETER S AND AMY M TRS | 123,110 | 244,290 | 0 | 367,400 | 0 |
| 8169000815 | 8415 | ALLPORT AVE | TFP A LIMITED PARTNERSHIP | 373,050 | 399,284 | 0 | 772,334 | 0 |
| 8169000817 | 8315 | ALLPORT AVE | WEI,HUI CHU | 599,475 | 731,029 | 0 | 1,330,504 | 0 |
| 8169000818 | 8018 | ALLPORT AVE | INTERACTIVE USA CORPORATION | 562,130 | 1,376,139 | 0 | 1,938,269 | 0 |
| 8169000820 | 11701 | SLAUSON AVE | SLAUSON STORAGE VENTURE LLC | 1,856,273 | 3,677,985 | 0 | 5,534,258 | 0 |
| 8169011021 | 8037 | ALLPORT AVE | VENTI,JOHN AND PATRICIA | 89,404 | 55,343 | 0 | 144,747 | 0 |
| 8169011022 | 8101 | ALLPORT AVE | CAMARENA,JOSE D | 55,131 | 128,640 | 0 | 183,771 | 0 |
| 8169011023 | 8107 | ALLPORT AVE | ROSENSTEIN,ALBERT AND MARY E TRS | 11,104 | 41,784 | 0 | 52,888 | 0 |
| 8169011024 | 8135 | ALLPORT AVE | CORMACK,ROBERT G CO TR ET AL | 91,626 | 87,589 | 0 | 179,215 | 0 |
| 8169011026 | 8205 | ALLPORT AVE | EDGE,ROBERT G CO TR | 266,918 | 212,894 | 0 | 479,812 | 0 |
| 8169011027 | 8207 | ALLPORT AVE | EDGE,ROBERT G CO TR | 256,337 | 197,914 | 0 | 454,251 | 0 |
| 8169011028 | 8229 | ALLPORT AVE | MARSEY,DAVID A AND SUSAN E TRS | 555,000 | 123,420 | 0 | 678,420 | 0 |
| 8169011029 | 8231 | ALLPORT AVE | VARELA,ROBERT AND JEANNETTE TRS | 142,891 | 203,836 | 0 | 346,727 | 0 |
| 8169011030 | 8235 | ALLPORT AVE | VARELA,ROBERT CO TR | 123,714 | 157,455 | 0 | 281,169 | 0 |
| 8169011031 | 8303 | ALLPORT AVE | VARELA,RAUL AND JESSIE | 83,045 | 164,785 | 0 | 247,830 | 0 |
| 8169011036 | 0 | | VALVERDE,JOSEPH A TR ET AL | 468,061 | 0 | 0 | 468,061 | 0 |
| 8169011037 | 11829 | WASHINGTON BLVD | SMITH,MICHAEL G ET AL TRS | 708,100 | 311,000 | 0 | 1,019,100 | 0 |
| 8169021020 | 11700 | SLAUSON AVE | MD WEST FABRICATING CO INC | 245,946 | 626,064 | 0 | 871,910 | 0 |
| 8169021048 | 8623 | DICE RD | AC INDUSTRIAL PROPERTIES LLC | 346,230 | 616,481 | 342,544 | 1,305,195 | 0 |
| 8169021049 | 8535 | DICE RD | D ANGELO,FLOYD L TR ET AL | 506,516 | 538,204 | 0 | 1,044,720 | 0 |
| 8169021048 | 8607 | DICE RD | D ANGELO,FLOYD L TR ET AL | 119,647 | 218,654 | 0 | 338,301 | 0 |
| 8169021051 | BLURKE ST | | WEST CONGREGATION OF JEHOVAHS | 575,250 | 0 | 0 | 575,250 | 0 |
| 8169021052 | SLAUSON AVE | | WEST CONGREGATION OF JEHOVAHS | 67,626 | 0 | 0 | 67,626 | 0 |
| 8169021053 | SLAUSON AVE | | WEST CONGREGATION OF JEHOVAHS | 33,292 | 0 | 0 | 33,292 | 0 |
| TOTAL: | | | | 87,754,265 | 85,209,670 | 2,307,377 | 155,271,313 | 0 |

Statement of Objections to the Proposed
Santa Fe Springs Washington Boulevard
Project Area Amendment No. 2

June 2009

Santa Fe Springs - Amendment No. 2 Washington Boulevard Redevelopment Project Area

2007-08 Assessed Values - Secured

| AN | ADDRESS | OWNER | LAND Value | Improvement Value | GPP Value | ASSESSED VALUE | Exempt Values |
|------------|-----------------------|-----------------------------------|------------|-------------------|-----------|----------------|---------------|
| 0160014011 | 12063 SLAUSON AVE | LARSEN, RIC AND JOSLYN TRS | 226,435 | 272,454 | 0 | 501,889 | 0 |
| 0160014012 | 12109 SLAUSON AVE | YOUNG, ROBERT H CO TR | 69,334 | 113,438 | 0 | 182,772 | 0 |
| 0160014013 | 12101 SLAUSON AVE | THOMSON, THOMAS AND NANCY | 165,440 | 546,456 | 0 | 711,896 | 0 |
| 0160014014 | 12117 SLAUSON AVE | KELLY, PATRICK J AND MARGARET TRS | 385,700 | 736,440 | 0 | 1,122,140 | 0 |
| 0160014015 | 12135 SLAUSON AVE | RAILSBACK, GUY F AND NADINE S TRS | 177,651 | 314,729 | 0 | 492,380 | 0 |
| 0160014016 | 12136 SLAUSON AVE | FORTNER, HAROLD E JR | 392,990 | 747,589 | 0 | 1,040,579 | 0 |
| 0160014017 | 12157 SLAUSON AVE | FERGUSON, DONALD S AND | 510,000 | 946,800 | 0 | 1,456,800 | 0 |
| 0160014018 | 12201 SLAUSON AVE | ANDERSON, RONNIE AND | 82,791 | 102,225 | 0 | 185,016 | 0 |
| 0160014019 | 12209 SLAUSON AVE | STAR DIE CASTING INC | 324,741 | 603,817 | 0 | 928,558 | 0 |
| 0160014020 | 12215 SLAUSON AVE | BROWN, EDDY LOU TR | 523,321 | 201,837 | 0 | 725,158 | 0 |
| 0160014021 | 12015 SLAUSON AVE | CHANDEN LLC | 4,060,333 | 3,135,950 | 0 | 7,196,283 | 0 |
| 0160014022 | 11998 RIVERA RD | OURRIKE, MICHAEL T AND JOAN M TR | 320,200 | 518,535 | 0 | 838,735 | 0 |
| 0160014023 | 8520 WELLSFORD PL | SAUNDERS, EDWARD C CO TR | 165,736 | 787,719 | 0 | 953,455 | 0 |
| 0160014024 | 12056 SLAUSON AVE | SSESSER INVESTMENT PTNSHP AND | 649,334 | 787,815 | 0 | 1,437,149 | 0 |
| 0160015002 | 6317 SECURA WAY | VIERTELL, KENNETH AND | 82,703 | 94,538 | 0 | 177,241 | 0 |
| 0160015007 | 6303 SECURA WAY | OLIVER, RICHARD K | 302,818 | 751,772 | 0 | 1,054,590 | 0 |
| 0160015011 | 6357 SECURA WAY | BUTTS, EDGAR L AND GERALDINE TRS | 30,358 | 47,583 | 0 | 77,941 | 0 |
| 0160015013 | 6411 SECURA WAY | LOUWERS, PETERUS L CO TR | 153,410 | 162,537 | 0 | 315,947 | 0 |
| 0160015016 | 11990 RIVERA RD | SERRANO, ELISEO B TR | 344,154 | 275,322 | 0 | 619,476 | 0 |
| 0160015017 | 6317 SECURA WAY | SERRANO, ELISEO B TR | 38,048 | 48,200 | 0 | 86,248 | 0 |
| 0160015018 | 6425 SECURA WAY | PATRICIA A MARRERO TR ET AL | 151,941 | 254,038 | 0 | 405,979 | 0 |
| 0160015020 | 6417 SECURA WAY | PATRICIA A MARRERO TR ET AL | 151,941 | 254,038 | 0 | 405,979 | 0 |
| 0160015023 | 6413 SECURA WAY | HELMRECHT, HILDEGARD F TR | 375,637 | 619,219 | 0 | 994,856 | 0 |
| 0160015046 | 6355 SECURA WAY | GEORGE, WILLIAM R AND CAROL F | 108,101 | 302,885 | 0 | 410,986 | 0 |
| 0160015047 | 6349 SECURA WAY | RAILSBACK, GUY F AND NADINE S TRS | 66,775 | 163,213 | 0 | 229,988 | 0 |
| 0160015048 | 12000 RIVERA RD | LSC CORP AND | 92,395 | 163,549 | 0 | 255,944 | 0 |
| 0160015051 | 6427 SECURA WAY | 8427 SECURA LLC | 427,604 | 612,735 | 0 | 1,040,339 | 0 |
| 0160015052 | 12004 RIVERA RD | SATZ, ROBERT H AND DONNA A TRS | 174,203 | 254,038 | 0 | 428,241 | 0 |
| 0160023001 | 11015 BURKE ST | MARK, JEROME W TR ET AL | 1,021,220 | 687,480 | 0 | 1,708,700 | 0 |
| 0160023002 | 6540 DICE RD | LYNN, JENSEN DOWDEN | 76,656 | 157,903 | 0 | 234,559 | 0 |
| 0160023003 | 11819 BURKE ST | COVINGTON, CHARLES AND DORIS TRS | 108,628 | 170,218 | 0 | 278,846 | 0 |
| 0160023017 | 11860 SLAUSON AVE | DANIELS TIRE SERVICE | 110,943 | 3,029 | 0 | 123,972 | 0 |
| 0160023018 | 11860 SLAUSON AVE | DANIELS TIRE SERVICE | 88,378 | 120,226 | 0 | 208,604 | 0 |
| 0160023028 | 11790 SLAUSON AVE | WALTMAN, JOHN J AND | 511,286 | 830,727 | 0 | 1,342,013 | 0 |
| 0160023029 | 11748 SLAUSON AVE | WALTMAN, JOHN J AND | 472,889 | 601,888 | 0 | 1,074,777 | 0 |
| 0160023030 | 6528 DICE RD | ROBERTS, JUD O AND MARILYN TRS | 234,124 | 281,648 | 0 | 515,772 | 0 |
| 0160023031 | 6518 DICE RD | HG LEASING LLC | 396,596 | 536,870 | 568,905 | 1,442,461 | 0 |
| 0160023032 | 11720 SLAUSON AVE | GARNETT, ROBERT H AND MAUREEN TRS | 53,000 | 174,709 | 0 | 227,709 | 0 |
| 0160023035 | 6503 BURKE ST | WEBER, WARREN L CO TR | 685,256 | 884,136 | 0 | 1,569,392 | 0 |
| 0160023037 | 11901 BURKE ST | BEFA, GIRISH R AND USHA TRS ETAL | 401,513 | 774,349 | 0 | 1,175,862 | 0 |
| 0160023040 | 11945 BURKE ST | TECHNI BRAZE INC | 350,387 | 692,440 | 0 | 1,042,827 | 0 |
| 0160023043 | 11823 BURKE ST | BATTENSOHL, RICHARD E CO TR | 57,078 | 145,640 | 0 | 202,718 | 0 |
| 0160023041 | 11819 BURKE ST | BALDWIN, CATHY TR | 166,456 | 536,870 | 0 | 703,326 | 0 |
| 0160023042 | 11875 BURKE ST | TRANSILWRAP CO INC | 1,154,159 | 1,647,160 | 193,690 | 2,995,009 | 0 |
| 0160023045 | 11950 SLAUSON AVE | DANIELS TIRE SERVICE | 568,368 | 871,027 | 297,824 | 1,737,219 | 0 |
| 0160023046 | 11933 BURKE ST | DANIELS TIRE SERVICE | 120,987 | 435,305 | 250,992 | 818,284 | 0 |
| 0160023048 | 11790 SLAUSON AVE | WESTERN SCREW PRODUCTS INC | 510,000 | 0 | 0 | 510,000 | 0 |
| 0160023049 | 11770 SLAUSON AVE | WESTERN SCREW PRODUCTS INC | 271,674 | 481,107 | 0 | 752,781 | 0 |
| 0160024003 | 11650 BURKE ST | DOUBLE POINT PROPERTIES LLC | 249,312 | 114,847 | 0 | 364,159 | 0 |
| 0160024006 | 11904 BURKE ST | CHOLAKIAN, ARHIE AND STELLA M | 410,838 | 378,112 | 0 | 788,950 | 0 |
| 0160024007 | 11878 BURKE ST | EARL, CLAUDETTE A | 234,181 | 125,847 | 0 | 360,028 | 0 |
| 0160024008 | 11862 BURKE ST | EARL, CLAUDETTE A | 107,787 | 221,494 | 0 | 329,281 | 0 |
| 0160024009 | 11820 BURKE ST | WASCO, JENNIFER AND | 840,629 | 535,035 | 0 | 1,375,664 | 0 |
| 0160024010 | 11822 BURKE ST | RITCHIE, DAVID W AND DEBRA TRS | 431,766 | 530,134 | 0 | 961,900 | 0 |
| 0160024011 | 11908 BURKE ST | ROSENBERGER, ADOLPH AND ELENI TRS | 455,036 | 554,664 | 0 | 1,009,700 | 0 |
| 0160024012 | 11826 BURKE ST | DEMIRIAN, EDWARD CO TR ET AL | 414,212 | 1,110,428 | 0 | 1,524,640 | 0 |
| 0160024013 | 8707 SORRENSEN AVE | BRISTOL COMPANY | 128,614 | 288,701 | 0 | 417,315 | 0 |
| 0160024000 | 6640 DICE RD | SANTA FE SPRINGS CITY | 70,955 | 0 | 0 | 70,955 | 0 |
| 0160025004 | 8444 SECURA WAY | SHELDON SLAUSON LLC | 424,483 | 158,181 | 0 | 582,664 | 0 |
| 0160025005 | 8440 SECURA WAY | FLANARY, MARY TR | 72,258 | 276,241 | 0 | 348,499 | 0 |
| 0160025006 | 8432 SECURA WAY | CHALREYNOLDS | 40,971 | 83,243 | 0 | 124,214 | 0 |
| 0160025007 | 8424 SECURA WAY | TOLP LLC | 270,400 | 158,709 | 0 | 429,109 | 0 |
| 0160025008 | 8418 SECURA WAY | KAPLAN, MELVIN TR | 35,581 | 89,832 | 0 | 125,413 | 0 |
| 0160025009 | 8416 SECURA WAY | ONG, THAM T ET AL | 193,616 | 314,458 | 0 | 508,074 | 0 |
| 0160025010 | 8406 SECURA WAY | KLEWER, ROBERT W | 128,188 | 235,171 | 0 | 363,359 | 0 |
| 0160025011 | 8400 SECURA WAY | KLEWER, ROBERT W | 128,188 | 235,171 | 0 | 363,359 | 0 |
| 0160025012 | 8354 SECURA WAY | KRUG, HENRY AND HELEN E TRS | 55,300 | 247,624 | 0 | 302,924 | 0 |
| 0160025013 | 8348 SECURA WAY | KRUG, HENRY AND HELEN E TRS | 105,150 | 255,628 | 0 | 360,778 | 0 |
| 0160025014 | 8342 SECURA WAY | KRUG, HENRY AND HELEN E TRS | 158,573 | 190,290 | 0 | 348,863 | 0 |
| 0160025015 | 8332 SECURA WAY | NBS SYSTEMS INC | 1,725,000 | 1,235,000 | 0 | 2,960,000 | 0 |
| 0160025016 | 12020 RIVERA RD | FREGOSO, HUMBERTO SR TR | 309,887 | 464,082 | 0 | 773,969 | 0 |
| 0160025017 | 12022 RIVERA RD | ROSENBAUM, ROBERT TR | 600,000 | 300,000 | 0 | 900,000 | 0 |
| 0160025025 | 8421 CHETLE AVE | BLAKESLEE, WILLIS CO TR ET AL | 72,688 | 156,355 | 0 | 229,043 | 0 |
| 0160025027 | 8433 CHETLE AVE | SCHUMACHER, GEORGE C CO TR | 94,603 | 10,112 | 0 | 104,715 | 0 |
| 0160025028 | 8433 CHETLE AVE | SCHUMACHER, GEORGE C CO TR | 93,993 | 187,579 | 0 | 281,572 | 0 |
| 0160025029 | 8503 CHETLE AVE | RADER, GLEN V TR | 44,451 | 52,254 | 0 | 96,705 | 0 |
| 0160025030 | 8516 CHETLE AVE | EMERSON, ROBERT H CO TR | 44,358 | 36,185 | 0 | 80,543 | 0 |
| 0160025038 | 8609 CHETLE AVE | BROWN, EDDY LOU TR | 157,100 | 1,040 | 0 | 158,140 | 0 |
| 0160025039 | 8403 CHETLE AVE | BROUGH, ANTHONY C SR CO TR | 357,542 | 574,449 | 0 | 931,991 | 0 |
| 0160025040 | 8409 CHETLE AVE | HIGLEY, GLENN C | 369,390 | 482,315 | 0 | 851,705 | 0 |
| 0160025041 | 8383 CHETLE AVE | LOVELL, EDWARD AND PATRICIA TRS | 439,663 | 739,107 | 0 | 1,178,770 | 0 |
| 0160025042 | 8515 CHETLE AVE | CHALREYNOLDS | 277,654 | 277,654 | 0 | 555,308 | 0 |
| 0160025043 | 12040 RIVERA RD | LARSEN, LOUISE J TR | 117,871 | 353,388 | 0 | 471,259 | 0 |
| 0160025044 | 8311 CHETLE AVE | MITCHELL, DAVID G ET AL | 288,600 | 479,355 | 0 | 767,955 | 0 |
| 0160025045 | 8533 CHETLE AVE | WEISS FAMILY LIMITED PARTNERSHIP | 1,394,515 | 929,676 | 0 | 2,324,191 | 0 |
| 0160010113 | 12053 RIVERA RD | MITCHELL, DAVID G ET AL | 280,564 | 479,355 | 0 | 767,955 | 0 |
| 0160010116 | 11954 WASHINGTON BLVD | EAST GROUP PROPERTIES L P | 2,390,774 | 5,496,547 | 0 | 7,887,321 | 0 |
| 0160022002 | 0 | HERNANDEZ, JOSE S | 1,078 | 0 | 0 | 1,078 | 0 |
| 0160022003 | 11904 WASHINGTON BLVD | MISSION INDUSTRIES | 358,767 | 0 | 0 | 358,767 | 0 |
| 0160022004 | 11920 WASHINGTON BLVD | MISSION LINEN SUPPLY OF TURLOCK | 128,433 | 0 | 0 | 128,433 | 0 |
| 0160022005 | 11934 WASHINGTON BLVD | WHITTIER SOFT WATER CO | 139,972 | 318,798 | 0 | 458,770 | 0 |
| 0160022006 | 0 | MISSION INDUSTRIES | 256,875 | 1,589 | 0 | 258,464 | 0 |
| 0160022008 | 8119 SECURA WAY | ZIETZ, WILLIAM A AND CLELLA F TRS | 88,041 | 86,188 | 0 | 174,229 | 0 |
| 0160022009 | 8123 SECURA WAY | CRAIG, MARTHA A TR | 58,541 | 120,025 | 0 | 178,566 | 0 |
| 0160022011 | 8140 SECURA WAY | FOSS PLATING CO INC | 58,541 | 125,150 | 12,149 | 195,840 | 0 |
| 0160022014 | 8400 SECURA WAY | S D L INVESTMENTS | 39,764 | 106,063 | 0 | 145,827 | 0 |
| 0160022015 | 8206 SECURA WAY | V P R E | 163,200 | 387,573 | 0 | 550,773 | 0 |
| 0160022018 | 11983 RIVERA RD | 1220 CALIFORNIA PARTNERS | 480,420 | 445,740 | 0 | 926,160 | 0 |
| 0160022022 | 8141 SECURA WAY | DEVY PROPERTIES | 159,881 | 55,191 | 0 | 215,072 | 0 |
| 0160022023 | 8145 SECURA WAY | HARRISON, GEORGE | 93,722 | 121,288 | 0 | 215,010 | 0 |
| 0160022024 | 11920 WASHINGTON BLVD | MISSION LINEN SUPPLY OF TURLOCK | 52,133 | 0 | 0 | 52,133 | 0 |
| 0160022025 | 8126 SECURA WAY | FIELDS, MARK S AND ADALYN R TRS | 111,430 | 220,000 | 0 | 331,430 | 0 |
| 0160022026 | 8110 SECURA WAY | ESCALERA, LUIS L AND | 145,836 | 140,531 | 0 | 286,367 | 0 |
| 0160022027 | 8118 SECURA WAY | FREGOSO, HUMBERTO SR TR | 168,565 | 142,534 | 0 | 311,099 | 0 |
| 0160022028 | 8100 SECURA WAY | FIELDS, MARK S AND ADALYN R TRS | 89,999 | 142,881 | 0 | 232,880 | 0 |
| 0160022029 | 11965 RIVERA RD | L S G CORP | 107,728 | 227,895 | 0 | 335,623 | 0 |
| 0160022030 | 11987 RIVERA RD | COPELAND, JEFF INTERESTS LIMITED | 71,195 | 192,076 | 0 | 263,271 | 0 |
| 0160022031 | 11989 RIVERA RD | COPELAND, JEFF INTERESTS LIMITED | 75,656 | 135,334 | 0 | 211,050 | 0 |
| 0160022032 | 11973 RIVERA RD | MURE CORP AND | 116,013 | 285,188 | 0 | 381,201 | 0 |
| 0160022033 | 8203 SECURA WAY | GALLAGHER, GENEY TR | 248,880 | 184,620 | 0 | 433,500 | 0 |
| 0160022034 | 8205 SECURA WAY | HAMBLIN, KENNETH AND DOROTHY TRS | 119,253 | 136,058 | 0 | 255,311 | 0 |
| 0160022035 | 8122 SECURA WAY | KOLLEBRECHT, JOHANNES M CO TR | 61,425 | 134,881 | 0 | 196,306 | 0 |
| 0160022036 | 8128 SECURA WAY | YOUNG, ROBERT AND VIRGINIA TRS | 33,472 | 81,833 | 0 | 115,305 | 0 |
| 0160030005 | 11823 RIVERA RD | BENAMAN INC | 69,731 | 185,145 | 0 | 254,876 | 0 |
| 0160030006 | 11989 RIVERA RD | BENAMAN INC | 69,731 | 165,250 | 64,512 | 299,493 | 0 |
| 0160030007 | 0 | BENAMAN INC | 69,731 | 142 | 0 | 69,873 | 0 |
| 0160030008 | 11937 RIVERA RD | BENAMAN INC | 253,164 | 100,744 | 0 | 353,908 | 0 |
| 0160030009 | 11941 RIVERA RD | DIAZ, MAXIMO R AND MARIA L | 159,403 | 194,408 | 0 | 353,811 | 0 |
| 0160030012 | 11935 RIVERA RD | HU, RICHARD AND HELEN TRS ET AL | 69,580 | 136,441 | 0 | 206,021 | 0 |
| 0160030013 | 11959 RIVERA RD | FERRIS, LUCILLE P TR | 23,587 | 74,641 | 0 | 98,228 | 0 |
| 0160030017 | 8230 SORRENSEN AVE | SANTA FE SPRINGS II LLC | 320,535 | 56,233 | 0 | 376,768 | 0 |
| 0160030018 | 8224 SORRENSEN AVE | JRY CO LLC | 406,442 | 505,399 | 0 | 911,841 | 0 |

* Should be exclusive in the last report

Statement of Objections to the Proposed
Santa Fe Springs Washington Boulevard
Project Area Amendment No. 2

June 2009

Santa Fe Springs - Amendment No. 2 Washington Boulevard Redevelopment Project Area

| AIN | ADDRESS | STREET | OWNER | LAND Value | Improvement Value | GPP Value | ASSESSED VALUE | Exempt Value |
|------------|---------|-----------------|-----------------------------------|------------|-------------------|-----------|----------------|--------------|
| 8169003019 | 8214 | SORENSEN AVE | ZOCCHI,JOHN R AND MARY TRS | 77,022 | 182,608 | 0 | 259,630 | 0 |
| 8169003026 | 8206 | SORENSEN AVE | CAMMACK, WILLIAM I TR | 31,089 | 92,576 | 0 | 123,665 | 0 |
| 8169003027 | 8202 | SORENSEN AVE | HERPERA, RAUL AND DEBRA TRS | 181,834 | 137,828 | 0 | 319,762 | 0 |
| 8169003031 | 8210 | SORENSEN AVE | MANSOLINO, RALPH TR | 93,391 | 98,599 | 0 | 191,990 | 0 |
| 8169003032 | 8212 | SORENSEN AVE | MANSOLINO, RALPH TR | 79,152 | 78,154 | 0 | 157,306 | 0 |
| 8169003033 | 8210 | SORENSEN AVE | MANSOLINO, RALPH TR | 67,483 | 52,487 | 0 | 119,980 | 0 |
| 8169003034 | 8208 | SORENSEN AVE | CAMMACK, WILLIAM I TR | 12,427 | 36,952 | 0 | 49,379 | 0 |
| 8169003035 | 11919 | RIVERA RD | TRONCAL, CARL AND VERA M TRS | 94,400 | 150,821 | 0 | 245,221 | 0 |
| 8169003041 | 8208 | SORENSEN AVE | SANTA FE SPRINGS LLC | 932,820 | 1,283,357 | 0 | 2,216,186 | 0 |
| 8169003042 | 11945 | RIVERA RD | RITENOUR, JAY H AND MARY D AND | 140,555 | 916,200 | 0 | 456,855 | 0 |
| 8169003043 | 11908 | WASHINGTON BLVD | YOUNG, JOHN | 948,076 | 388,719 | 0 | 736,795 | 0 |
| 8169003044 | 8028 | SORENSEN AVE | GMS INVESTMENT PROPERTIES LLC | 1,456,550 | 1,560,500 | 0 | 3,017,050 | 0 |
| 8169003045 | 8110 | SORENSEN AVE | ROBALINDE AND ARTHUR GILBERT | 2,308,127 | 2,265,578 | 0 | 4,573,705 | 0 |
| 8169004001 | 0 | | DELTA CONTRACTORS EQUIPMENT | 105,757 | 0 | 0 | 105,757 | 0 |
| 8169004002 | 11668 | WASHINGTON BLVD | STONE, ANN L TR | 184,804 | 461,123 | 0 | 645,927 | 0 |
| 8169004003 | 11720 | WASHINGTON BLVD | LALLY, LAWRENCE TR | 198,207 | 107,514 | 0 | 305,721 | 0 |
| 8169004004 | 11734 | WASHINGTON BLVD | PORTER, ROBERT J AND | 501,486 | 188,054 | 0 | 689,540 | 0 |
| 8169004006 | 11746 | WASHINGTON BLVD | JBK S INVESTMENTS LLC | 351,731 | 470,304 | 0 | 822,035 | 0 |
| 8169004011 | 11770 | WASHINGTON BLVD | G AND M OIL CO INC | 118,211 | 118,310 | 24,433 | 259,864 | 0 |
| 8169004012 | 8025 | SORENSEN AVE | ELMWOOD INVESTMENTS | 238,964 | 79,805 | 0 | 318,769 | 0 |
| 8169004016 | 11750 | WASHINGTON BLVD | JBK S INVESTMENTS LLC | 118,765 | 4,538 | 0 | 123,303 | 0 |
| 8169004017 | 11758 | WASHINGTON BLVD | JBK S INVESTMENTS LLC | 107,635 | 168,762 | 0 | 276,397 | 0 |
| 8169004028 | 8213 | SORENSEN AVE | LA BANCA JOSEPH AND MARY TRS | 115,524 | 338,044 | 0 | 453,568 | 0 |
| 8169004029 | 8227 | SORENSEN AVE | ROBERTS, JUD TR ET AL | 266,501 | 647,348 | 0 | 913,849 | 0 |
| 8169004030 | 11891 | WAKEMAN ST | WAKEMAN II PROPERTIES | 131,030 | 287,110 | 0 | 389,140 | 0 |
| 8169004031 | 11821 | WAKEMAN ST | GCG ASSOCIATES | 388,061 | 683,675 | 0 | 1,071,736 | 0 |
| 8169004032 | 11803 | WAKEMAN ST | VIDOR, JOSEPH AND EVA TRS | 275,902 | 784,629 | 0 | 1,060,531 | 0 |
| 8169004032 | 11830 | WAKEMAN ST | WESS, CATHERINE TR | 187,255 | 500,021 | 0 | 687,276 | 0 |
| 8169004043 | 8311 | SORENSEN AVE | HANNAH, ROBERT S AND MARY L TRS | 149,348 | 487,816 | 0 | 637,164 | 0 |
| 8169004044 | 11804 | WAKEMAN ST | FISHELBERG, LEONARD TR | 909,677 | 2,043,076 | 0 | 2,952,753 | 0 |
| 8169004045 | 11823 | SLAUSON AVE | ASSOCIATED AMERICAN PROPERTIES | 3,767,288 | 3,899,930 | 0 | 7,667,217 | 0 |
| 8169004046 | 11855 | SLAUSON AVE | GOLDEN STATE BANK | 276,839 | 721,125 | 0 | 998,784 | 0 |
| 8169004049 | 8201 | SORENSEN AVE | DELTA CONTRACTORS EQUIPMENT | 2,196,675 | 1,222,942 | 0 | 3,419,617 | 0 |
| 8169004050 | 8201 | SORENSEN AVE | DELTA CONTRACTORS EQUIPMENT | 268,653 | 0 | 0 | 268,653 | 0 |
| 8169004051 | 11921 | SLAUSON AVE | LAYTON REAL ESTATE LLC | 626,637 | 1,358,506 | 0 | 2,185,143 | 0 |
| 8169005001 | 11942 | WASHINGTON BLVD | SHELBY, RUTH R TR ET AL | 647,465 | 375,443 | 0 | 1,022,908 | 0 |
| 8169005012 | 8140 | ALLPORT AVE | LEWIS, LARD AND LYNN L TRS | 318,084 | 275,947 | 0 | 594,031 | 0 |
| 8169005014 | 8035 | FREESTONE AVE | WILLIAMS, VICTOR M | 93,083 | 174,355 | 0 | 267,438 | 0 |
| 8169005017 | 11945 | WASHINGTON BLVD | SHELBY, RUTH R TR ET AL | 329,089 | 460,246 | 0 | 789,314 | 0 |
| 8169005018 | 0 | | MCADAMS, DONALD AND PATRICIA TRS | 12,916 | 7,224 | 0 | 20,140 | 0 |
| 8169005019 | 11664 | WASHINGTON BLVD | RAHM, ALONZO AND KATHLEEN TR | 60,969 | 89,165 | 0 | 150,134 | 0 |
| 8169005020 | 8020 | FREESTONE AVE | LA BANCA JOSEPH CO TR | 29,807 | 57,613 | 0 | 87,420 | 0 |
| 8169005025 | 8122 | ALLPORT AVE | BARBA, ELVIA | 201,303 | 34,987 | 0 | 236,890 | 0 |
| 8169005028 | 8030 | FREESTONE AVE | LA BANCA JOSEPH AND MARY TRS | 34,568 | 67,687 | 0 | 102,255 | 0 |
| 8169005030 | 8038 | FREESTONE AVE | CALABRESE, GIUSEPPE AND | 27,979 | 14,497 | 0 | 42,476 | 0 |
| 8169005030 | 8130 | ALLPORT AVE | WALTERS, HENRY A AND MARIE A TRS | 36,308 | 28,946 | 0 | 65,254 | 0 |
| 8169005031 | 8122 | ALLPORT AVE | WALTERS, HENRY A AND MARIE A TRS | 35,664 | 127,006 | 0 | 162,672 | 0 |
| 8169005032 | 8111 | FREESTONE AVE | WILLIAMS, VICTOR M | 83,782 | 235,964 | 0 | 319,746 | 0 |
| 8169005033 | 8124 | ALLPORT AVE | LAWRENCE, DAVID AND CHRISTINA | 288,796 | 292,531 | 0 | 581,327 | 0 |
| 8169005034 | 8024 | ALLPORT AVE | HOLMES, HOWARD AND PHYLLIS TRS | 67,138 | 161,742 | 0 | 228,881 | 0 |
| 8169005035 | 8036 | ALLPORT AVE | MCADAMS, DONALD AND PATRICIA TRS | 108,043 | 207,540 | 0 | 315,583 | 0 |
| 8169005036 | 8118 | ALLPORT AVE | FRANKE, CLARENCE G CO TR | 1,847,893 | 188,718 | 0 | 2,036,611 | 0 |
| 8169007001 | 8236 | ALLPORT AVE | SCHWEIZER, DENNIS AND JUDY TRS | 533,528 | 327,316 | 0 | 770,844 | 0 |
| 8169007004 | 11781 | SLAUSON AVE | BERGMAN, CAREY D AND RITA C | 348,938 | 178,501 | 0 | 527,440 | 0 |
| 8169007011 | 11765 | SLAUSON AVE | HAMBLEN, KENNETH CO TR | 205,332 | 162,152 | 0 | 367,484 | 0 |
| 8169007012 | 11785 | SLAUSON AVE | SLAUSON AVENUE PARTNERSHIP | 276,731 | 450,182 | 0 | 726,913 | 0 |
| 8169007014 | 11775 | SLAUSON AVE | MANSOLINO, RALPH TR | 164,304 | 181,188 | 0 | 345,492 | 0 |
| 8169007015 | 11779 | SLAUSON AVE | HAMBLEN, KENNETH CO TR | 378,353 | 189,177 | 0 | 567,530 | 0 |
| 8169007016 | 8406 | ALLPORT AVE | BERGMAN, CAREY D AND RITA C | 170,406 | 10,838 | 0 | 181,244 | 0 |
| 8169007018 | 8408 | ALLPORT AVE | BUONGIORNO, SANTO AND MARY C | 30,915 | 1,532 | 0 | 32,447 | 0 |
| 8169007019 | 8402 | ALLPORT AVE | BUONGIORNO, SANTO AND MARY TRS | 40,475 | 162,415 | 0 | 202,890 | 0 |
| 8169007020 | 8200 | ALLPORT AVE | PRYAT, TIMOTHY R | 307,686 | 483,454 | 0 | 791,122 | 0 |
| 8169007021 | 8222 | ALLPORT AVE | GALARDO, MICHAEL J AND MARIA TRS | 99,342 | 285,922 | 0 | 385,264 | 0 |
| 8169007022 | 8226 | ALLPORT AVE | DUNCAN, GRACE V TR | 1,170,450 | 780,300 | 0 | 1,950,750 | 0 |
| 8169007023 | 8282 | ALLPORT AVE | S F S PARTNERS L P | 103,555 | 420,793 | 0 | 524,348 | 0 |
| 8169007024 | 11807 | SLAUSON AVE | REESE, JAMES I AND SUSAN L TRS | 267,769 | 487,487 | 0 | 755,256 | 0 |
| 8169007025 | 11807 | SLAUSON AVE | ARJONA, PEDRO E AND LIZBETH | 189,696 | 241,987 | 0 | 431,683 | 0 |
| 8169007026 | 11807 | SLAUSON AVE | THURMAN MACHINE CO | 117,419 | 291,226 | 0 | 408,645 | 0 |
| 8169007027 | 11807 | SLAUSON AVE | RAMOS, MIGUEL R | 134,142 | 250,740 | 0 | 384,882 | 0 |
| 8169007028 | 11805 | SLAUSON AVE | COPELAND, JEFF INTERESTS LIMITED | 60,551 | 114,535 | 0 | 175,086 | 0 |
| 8169007029 | 11803 | SLAUSON AVE | COPELAND, JEFF INTERESTS LIMITED | 60,551 | 114,876 | 0 | 175,427 | 0 |
| 8169007030 | 11801 | SLAUSON AVE | THIELMANN CORP | 88,653 | 179,838 | 0 | 268,491 | 0 |
| 8169007031 | 11809 | SLAUSON AVE | HAMBLEN, KENNETH CO TR | 474,133 | 518,240 | 0 | 992,373 | 0 |
| 8169007032 | 11809 | SLAUSON AVE | QUEJA, GOR E AND | 273,516 | 233,400 | 0 | 506,916 | 0 |
| 8169007033 | 11811 | SLAUSON AVE | CHUBBUCK, DONALD AND PATSY TRS | 87,877 | 70,765 | 0 | 158,642 | 0 |
| 8169007034 | 11813 | SLAUSON AVE | CRAWFORD, JAMES A AND JANIE K TRS | 37,677 | 89,017 | 0 | 126,694 | 0 |
| 8169007035 | 11815 | SLAUSON AVE | CHUBBUCK, DONALD AND PATSY TRS | 642,600 | 406,000 | 0 | 1,048,600 | 0 |
| 8169007036 | 11821 | SLAUSON AVE | THIELMANN CORP | 81,597 | 162,846 | 0 | 244,443 | 0 |
| 8169007037 | 8312 | ALLPORT AVE | MOGAN, THOMAS P ET AL | 287,711 | 9 | 0 | 287,720 | 0 |
| 8169007038 | 8330 | ALLPORT AVE | LOHRUM LLC | 149,873 | 382,282 | 0 | 532,155 | 0 |
| 8169008002 | 8336 | ALLPORT AVE | PEREZ, ANDREW M AND VICTORIA | 120,885 | 221,463 | 0 | 342,348 | 0 |
| 8169008003 | 8403 | ALLPORT AVE | EGGIE, ROBERT G AND | 170,106 | 232,380 | 0 | 402,486 | 0 |
| 8169008014 | 11705 | SLAUSON AVE | CHAN, PETER S AND AMY M TRS | 125,572 | 246,145 | 0 | 371,717 | 0 |
| 8169008015 | 8415 | ALLPORT AVE | TFP A LIMITED PARTNERSHIP | 380,511 | 407,269 | 0 | 787,780 | 0 |
| 8169008017 | 8315 | ALLPORT AVE | WEI, HUI CHU | 580,894 | 745,649 | 0 | 1,326,543 | 0 |
| 8169008018 | 8316 | ALLPORT AVE | INTERACTIVE USA CORPORATION | 573,372 | 1,403,661 | 0 | 1,977,033 | 0 |
| 8169008020 | 11701 | SLAUSON AVE | SLAUSON STORAGE VENTURE LLC | 1,295,438 | 5,949,324 | 0 | 7,244,762 | 0 |
| 8169011021 | 8037 | ALLPORT AVE | VENTI, JOHN AND PATRICIA | 101,483 | 56,859 | 0 | 158,342 | 0 |
| 8169011022 | 8101 | ALLPORT AVE | CAMARENA, JOSE D | 56,233 | 131,212 | 0 | 187,445 | 0 |
| 8169011023 | 8107 | ALLPORT AVE | ROSENSTEIN, ALBERT AND MARY E TRS | 11,326 | 42,610 | 0 | 53,936 | 0 |
| 8169011024 | 8135 | ALLPORT AVE | CORMACK, ROBERT G CO TR ET AL | 93,458 | 89,656 | 0 | 183,114 | 0 |
| 8169011026 | 8205 | ALLPORT AVE | EGGIE, ROBERT G CO TR | 52,295 | 144,398 | 0 | 196,693 | 0 |
| 8169011027 | 8207 | ALLPORT AVE | EGGIE, ROBERT G CO TR | 64,228 | 138,619 | 0 | 202,847 | 0 |
| 8169011028 | 8228 | ALLPORT AVE | MASSEY, DAVID A AND SUSAN E TRS | 576,381 | 125,888 | 0 | 702,269 | 0 |
| 8169011029 | 8831 | ALLPORT AVE | VARELA, ROBERT AND JEANNETTE TRS | 145,718 | 208,932 | 0 | 354,650 | 0 |
| 8169011030 | 8235 | ALLPORT AVE | VARELA, ROBERT CO TR | 128,188 | 180,804 | 0 | 309,000 | 0 |
| 8169011031 | 8233 | ALLPORT AVE | VARELA, RAUL AND JESSIE | 563,000 | 357,000 | 0 | 920,000 | 0 |
| 8169011036 | 0 | | VALVERDE, JOSEPH A TR ET AL | 477,442 | 0 | 0 | 477,442 | 0 |
| 8169011037 | 11629 | WASHINGTON BLVD | | 656,820 | 389,043 | 0 | 1,045,863 | 0 |
| 8169021029 | 11700 | SLAUSON AVE | SMITH, MICHAEL G ET AL TRS | 250,864 | 630,615 | 0 | 881,479 | 0 |
| 8169027049 | 8623 | DICE RD | MID WEST FABRICATING CO INC | 353,154 | 628,749 | 337,098 | 1,319,001 | 0 |
| 8169027047 | 8632 | DICE RD | AC INDUSTRIAL PROPERTIES LLC | 122,039 | 546,988 | 0 | 669,027 | 0 |
| 8169027048 | 8607 | DICE RD | D ANGELO, FLOYD L TR ET AL | 122,039 | 223,231 | 0 | 345,270 | 0 |
| 8169027051 | | BURKE ST | WEST CONGREGATION OF JEHOVAHS | 586,846 | 0 | 0 | 586,846 | 586,846 |
| 8169027052 | | SLAUSON AVE | WEST CONGREGATION OF JEHOVAHS | 68,978 | 0 | 0 | 68,978 | 68,978 |
| 8169027053 | | SLAUSON AVE | WEST CONGREGATION OF JEHOVAHS | 33,957 | 0 | 0 | 33,957 | 33,957 |
| TOTAL: | | | | 74,222,054 | 88,104,416 | 1,750,697 | 164,077,161 | 689,781 |

Statement of Objections to the Proposed
Santa Fe Springs Washington Boulevard
Project Area Amendment No. 2

June 2009

Santa Fe Springs - Amendment No. 2 Washington Boulevard Redevelopment Project Area

2008-09 Assessed Values - Secured

| AIN | ADDRESS | STREET | OWNER | LAND Value | Improvement Value | GPP Value | ASSESSED VALUE | Exempt Values |
|------------|---------|-----------------|-----------------------------------|------------|-------------------|-----------|----------------|---------------|
| 0160014011 | 12063 | SLAUSON AVE | LARSEN, RICHARD AND JOSELYN TRS | 234,023 | 277,003 | 0 | 511,026 | 0 |
| 0160014012 | 12105 | SLAUSON AVE | YOUNG, ROBERT H CO TR | 70,720 | 115,706 | 0 | 186,426 | 0 |
| 0160014013 | 12101 | SLAUSON AVE | THOMSON, THOMAS AND NANCY | 189,709 | 353,389 | 0 | 543,094 | 0 |
| 0160014014 | 12101 | SLAUSON AVE | KELLY, PATRICK J AND MARGARET TRS | 872,835 | 761,166 | 0 | 1,634,003 | 0 |
| 0160014015 | 12135 | SLAUSON AVE | RAILSBACK, GUY F AND NADINE S TRS | 181,408 | 321,023 | 0 | 502,431 | 0 |
| 0160014016 | 12139 | SLAUSON AVE | FORTNER, HAROLD E JR | 339,855 | 762,540 | 0 | 1,102,395 | 0 |
| 0160014017 | 12157 | SLAUSON AVE | FERGUSON, DONALD S AND | 520,200 | 393,738 | 0 | 913,938 | 0 |
| 0160014018 | 12201 | SLAUSON AVE | ANDERSON, RONNY C AND | 85,468 | 104,878 | 0 | 190,344 | 0 |
| 0160014019 | 12205 | SLAUSON AVE | STAR, DIE CASTING | 131,241 | 523,230 | 0 | 654,474 | 0 |
| 0160014020 | 12215 | SLAUSON AVE | BROWN, EDDY LOU TR | 533,787 | 805,873 | 0 | 1,339,660 | 0 |
| 0160014021 | 12015 | SLAUSON AVE | CHANDEN LLC | 4,141,560 | 3,199,869 | 0 | 7,341,429 | 0 |
| 0160014022 | 11968 | RIVERA RD | OROURKE, MICHAEL T AND JOAN M TR | 326,708 | 528,905 | 0 | 855,611 | 0 |
| 0160014023 | 8520 | WELLSFORD PL | SAUNDERS, EDWARD C CO TR | 169,659 | 803,473 | 0 | 973,132 | 0 |
| 0160014024 | 12053 | SLAUSON AVE | SISSER INVESTMENT PTNSHP AND | 652,524 | 803,387 | 0 | 1,455,911 | 0 |
| 0160015002 | 8317 | SECURA WAY | VIERTELL, KENNETH AND | 53,767 | 96,428 | 0 | 150,193 | 0 |
| 0160015007 | 8333 | SECURA WAY | OLIVER, RICHARD K | 308,670 | 768,807 | 0 | 1,077,477 | 0 |
| 0160015011 | 8357 | SECURA WAY | BUTTS, EDGAR L AND GERALDINE TRS | 30,965 | 48,514 | 0 | 79,479 | 0 |
| 0160015013 | 8411 | SECURA WAY | LOUVERS, PETRUS L CO TR | 130,078 | 166,387 | 0 | 296,465 | 0 |
| 0160015018 | 11980 | RIVERA RD | SERRANO, EUSEBIO B TR AND | 351,037 | 290,808 | 0 | 641,845 | 0 |
| 0160015017 | 8517 | SECURA WAY | SERRANO, EUSEBIO B TR | 58,908 | 49,255 | 0 | 108,163 | 0 |
| 0160015019 | 8425 | SECURA WAY | PATRICIA A MARRERO TR ET AL | 154,367 | 256,118 | 0 | 410,485 | 0 |
| 0160015020 | 8417 | SECURA WAY | PATRICIA A MARRERO TR ET AL | 154,367 | 256,118 | 0 | 410,485 | 0 |
| 0160015023 | 8413 | SECURA WAY | HELMRECHT, HILDEGARD F TR | 363,180 | 631,589 | 0 | 1,014,770 | 0 |
| 0160015046 | 8349 | SECURA WAY | GEORGE, WILLIAM AND CAROL F | 208,250 | 208,250 | 0 | 416,500 | 0 |
| 0160015047 | 8349 | SECURA WAY | RAILSBACK, GUY F AND NADINE S TRS | 185,470 | 185,470 | 0 | 370,940 | 0 |
| 0160015049 | 12000 | RIVERA RD | LSC CORP AND | 84,242 | 186,818 | 0 | 271,060 | 0 |
| 0160015051 | 8427 | SECURA WAY | 8427 SECURA LLC | 436,156 | 625,050 | 0 | 1,061,206 | 0 |
| 0160015052 | 12004 | RIVERA RD | LEITZAU, ROBERT H AND DONNA A TRS | 53,728 | 177,779 | 0 | 231,507 | 0 |
| 0160020001 | 11815 | BURKE ST | HARK, JEROME W TR ET AL | 1,051,894 | 674,736 | 0 | 1,726,630 | 0 |
| 0160020002 | 8540 | DICE RD | LYNN JENSEN DOWDEN | 76,189 | 161,081 | 0 | 237,270 | 0 |
| 0160020003 | 11819 | BURKE ST | COVINGTON, CHARLES AND DORIS TRS | 110,798 | 179,722 | 0 | 290,520 | 0 |
| 0160020017 | 11850 | SLAUSON AVE | DANIELS TIRE SERVICE | 122,239 | 3,180 | 0 | 125,419 | 0 |
| 0160020018 | 11850 | SLAUSON AVE | DANIELS TIRE SERVICE | 85,665 | 86,975 | 0 | 172,640 | 0 |
| 0160020029 | 11750 | SLAUSON AVE | WALTMAN, JOHN J AND | 521,149 | 654,151 | 0 | 1,175,300 | 0 |
| 0160020029 | 11748 | SLAUSON AVE | WALTMAN, JOHN J AND | 482,448 | 613,710 | 0 | 1,096,157 | 0 |
| 0160020030 | 8528 | DICE RD | ROBERTS, JUD O AND MARILYN TRS | 238,806 | 287,278 | 0 | 526,084 | 0 |
| 0160020031 | 8518 | DICE RD | HG LEASING LLC | 346,377 | 547,709 | 533,367 | 1,427,453 | 0 |
| 0160020032 | 11720 | SLAUSON AVE | GARRETT, BOBBY AND MAUREN TRS | 84,721 | 177,582 | 0 | 262,303 | 0 |
| 0160020035 | 11901 | BURKE ST | WEBER, WARREN L CO TR | 868,861 | 1,003,818 | 0 | 1,702,779 | 0 |
| 0160020037 | 11845 | BURKE ST | BERA, GRISH R AND USHA TRS ETAL | 409,543 | 786,635 | 0 | 1,196,178 | 0 |
| 0160020039 | 11845 | BURKE ST | TECHNI BRAZE INC | 357,394 | 706,288 | 0 | 1,063,682 | 0 |
| 0160020040 | 11825 | BURKE ST | BATTENSCLAG, RICHARD E CO TR | 58,220 | 148,552 | 0 | 206,772 | 0 |
| 0160020041 | 11819 | BURKE ST | ANDERSON, CATHY TR | 163,705 | 148,552 | 0 | 312,257 | 0 |
| 0160020042 | 11817 | BURKE ST | TRANSILWAP CO INC | 1,177,249 | 1,684,142 | 186,955 | 3,048,353 | 0 |
| 0160020045 | 11850 | SLAUSON AVE | DANIELS TIRE SERVICE | 610,335 | 888,447 | 267,241 | 1,766,023 | 0 |
| 0160020046 | 11930 | BURKE ST | DANIELS TIRE SERVICE | 131,566 | 444,011 | 290,236 | 865,813 | 0 |
| 0160020048 | 11750 | SLAUSON AVE | WESTERN SCREW PRODUCTS INC | 734,400 | 0 | 0 | 734,400 | 0 |
| 0160020049 | 11770 | SLAUSON AVE | WESTERN SCREW PRODUCTS INC | 277,125 | 1,040,363 | 300,115 | 1,617,603 | 0 |
| 0160020053 | 11652 | BURKE ST | DOUBLE POINT PROPERTIES LLC | 254,238 | 117,143 | 0 | 371,381 | 0 |
| 0160020056 | 11904 | BURKE ST | CHOLAKIAN, ARCHIE AND STELLA M | 419,054 | 383,634 | 0 | 802,688 | 0 |
| 0160020057 | 11878 | BURKE ST | EARL, CLAUDETTE A | 238,884 | 228,363 | 0 | 467,247 | 0 |
| 0160020058 | 11862 | BURKE ST | EARL, CLAUDETTE A | 198,922 | 225,832 | 0 | 424,754 | 0 |
| 0160020059 | 11850 | BURKE ST | HAROLD, ANTHONY AND | 533,422 | 570,219 | 0 | 1,103,641 | 0 |
| 0160020010 | 11622 | BURKE ST | RITCHIE, DAVID W AND DEBRA TRS | 440,401 | 540,738 | 0 | 981,137 | 0 |
| 0160020011 | 11908 | BURKE ST | ROSENBERGER, ADOLPH AND ELENITRS | 464,139 | 565,757 | 0 | 1,029,896 | 0 |
| 0160020012 | 11928 | BURKE ST | DEMIRJIAN, EDWARD CO TR ET AL | 422,496 | 1,132,638 | 0 | 1,555,132 | 0 |
| 0160020013 | 8707 | BOHENSEN AVE | BRISTOL COMPANY | 129,146 | 275,095 | 0 | 404,241 | 0 |
| 0160020014 | 8640 | DICE RD | SANTA FE SPRINGS CITY | 0 | 70,335 | 0 | 70,335 | 0 |
| 0160020015 | 8444 | SECURA WAY | SHELDON SLAUSON LLC | 432,972 | 162,384 | 0 | 595,356 | 0 |
| 0160020016 | 8440 | SECURA WAY | FLANARY, MARY TR | 73,743 | 281,785 | 0 | 355,528 | 0 |
| 0160020017 | 8432 | SECURA WAY | OHAI, REYNOLDS | 41,790 | 84,907 | 0 | 126,697 | 0 |
| 0160020018 | 8429 | SECURA WAY | CLIFF L | 278,025 | 178,186 | 0 | 456,211 | 0 |
| 0160020019 | 8418 | SECURA WAY | KAPLAN, MELVIN TR | 37,312 | 91,639 | 0 | 128,951 | 0 |
| 0160020020 | 8416 | SECURA WAY | ONG, THAM T ET AL | 157,488 | 320,747 | 0 | 478,235 | 0 |
| 0160020021 | 8408 | SECURA WAY | KIEWER, ROBERT W | 128,711 | 230,874 | 0 | 359,585 | 0 |
| 0160020022 | 8400 | SECURA WAY | KIEWER, ROBERT W | 128,711 | 268,276 | 0 | 396,987 | 0 |
| 0160020023 | 8354 | SECURA WAY | KRUG, HENRY AND HELEN E TRS | 87,006 | 251,942 | 0 | 338,948 | 0 |
| 0160020024 | 8348 | SECURA WAY | KRUG, HENRY AND HELEN E TRS | 107,253 | 281,046 | 0 | 388,299 | 0 |
| 0160020025 | 8342 | SECURA WAY | KRUG, HENRY AND HELEN E TRS | 161,744 | 194,085 | 0 | 355,829 | 0 |
| 0160020026 | 8332 | SECURA WAY | NBS SYSTEMS INC | 1,759,500 | 1,259,700 | 0 | 3,019,200 | 0 |
| 0160020027 | 12020 | RIVERA RD | FREGOSO, HUMBERTO SR TR | 316,188 | 474,281 | 0 | 790,469 | 0 |
| 0160020028 | 12030 | RIVERA RD | WERNER, BARRY ROGER TR | 612,000 | 308,000 | 0 | 920,000 | 0 |
| 0160020029 | 8421 | CHELIE AVE | BLAKESLEE, WILLIS CO TR ET AL | 74,141 | 169,492 | 0 | 243,633 | 0 |
| 0160020030 | 8433 | CHELIE AVE | SCHUMACHER, GEORGE C CO TR | 96,465 | 10,314 | 0 | 106,779 | 0 |
| 0160020031 | 8433 | CHELIE AVE | SCHUMACHER, GEORGE C CO TR | 95,260 | 191,330 | 0 | 286,590 | 0 |
| 0160020032 | 8503 | CHELIE AVE | RADER, GLEN V TR | 45,340 | 53,259 | 0 | 98,599 | 0 |
| 0160020033 | 8515 | CHELIE AVE | EDWARDS, ROBERT H CO TR | 79,640 | 79,640 | 0 | 159,280 | 0 |
| 0160020034 | 8606 | CHELIE AVE | BROWN, EDDY LOU TR | 160,242 | 1,050 | 0 | 161,292 | 0 |
| 0160020035 | 8403 | CHELIE AVE | BROUGH, ANTHONY C SR CO TR | 364,692 | 585,937 | 0 | 950,629 | 0 |
| 0160020040 | 8409 | CHELIE AVE | HIGLEY, GLENN C | 378,777 | 471,561 | 0 | 850,338 | 0 |
| 0160020041 | 8339 | CHELIE AVE | LOVELL, EDWARD AND PATRICIA TRS | 447,660 | 753,889 | 0 | 1,201,549 | 0 |
| 0160020042 | 8316 | CHELIE AVE | OHAI, REYNOLDS | 269,007 | 269,007 | 0 | 538,014 | 0 |
| 0160020043 | 12040 | RIVERA RD | LARSEN, LOUISE J TR | 120,024 | 340,066 | 0 | 460,090 | 0 |
| 0160020044 | 8311 | CHELIE AVE | METCHKOFF, DAVID G ET AL | 294,576 | 489,942 | 0 | 784,518 | 0 |
| 0160020045 | 8533 | CHELIE AVE | WEISS FAMILY LIMITED PARTNERSHIP | 1,422,405 | 948,269 | 0 | 2,370,674 | 0 |
| 0160010118 | 12055 | RIVERA RD | METCHKOFF PROPERTIES | 285,871 | 619,830 | 0 | 905,701 | 0 |
| 0160010119 | 11954 | WASHINGTON BLVD | EASTGROUP PROPERTIES LP | 2,458,588 | 5,598,277 | 0 | 8,056,865 | 0 |
| 0160020002 | 0 | 0 | HERNANDEZ, JOSE S | 1,098 | 0 | 0 | 1,098 | 0 |
| 0160020003 | 11904 | WASHINGTON BLVD | MISSION INDUSTRIES | 365,942 | 0 | 0 | 365,942 | 0 |
| 0160020004 | 11920 | WASHINGTON BLVD | MISSION LINEN SUPPLY OF TURLOCK | 129,861 | 0 | 0 | 129,861 | 0 |
| 0160020005 | 11934 | WASHINGTON BLVD | WHITTIER SOFT WATER CO | 142,771 | 325,110 | 0 | 467,881 | 0 |
| 0160020006 | 0 | 0 | MISSION INDUSTRIES | 253,652 | 1,534 | 0 | 255,186 | 0 |
| 0160020008 | 8119 | SECURA WAY | ZIETZ, WILLIAM A AND CLELLA F TRS | 87,381 | 89,851 | 0 | 177,232 | 0 |
| 0160020009 | 8123 | SECURA WAY | CRAIG, MARTHA A TR | 59,711 | 122,425 | 0 | 182,136 | 0 |
| 0160020011 | 8140 | SECURA WAY | FOSS PLATING CO INC | 59,711 | 127,853 | 0 | 187,564 | 0 |
| 0160020014 | 8400 | SECURA WAY | S D L INVESTMENTS | 40,559 | 106,184 | 0 | 146,743 | 0 |
| 0160020015 | 8206 | SECURA WAY | N V R F | 536,600 | 389,000 | 0 | 925,600 | 0 |
| 0160020016 | 11950 | RIVERA RD | 1250 CALIFORNIA PARTNERS | 490,025 | 454,854 | 0 | 944,879 | 0 |
| 0160020022 | 8141 | SECURA WAY | DEVIR PROPERTIES | 163,078 | 56,239 | 0 | 219,317 | 0 |
| 0160020023 | 8145 | SECURA WAY | HARISON, GEORGE | 95,596 | 123,713 | 0 | 219,309 | 0 |
| 0160020024 | 11620 | WASHINGTON BLVD | MISSION LINEN SUPPLY OF TURLOCK | 53,175 | 0 | 0 | 53,175 | 0 |
| 0160020025 | 8108 | SECURA WAY | FIELDS, MARK S AND ADALYN R TRS | 113,658 | 224,407 | 0 | 338,065 | 0 |
| 0160020026 | 8110 | SECURA WAY | ESCALERA, LUIS L AND | 148,854 | 143,341 | 0 | 292,195 | 0 |
| 0160020027 | 8118 | SECURA WAY | FREGOSO, HUMBERTO SR TR | 172,976 | 145,384 | 0 | 318,360 | 0 |
| 0160020028 | 8100 | SECURA WAY | FIELDS, MARK S AND ADALYN R TRS | 91,788 | 145,718 | 0 | 237,506 | 0 |
| 0160020029 | 11965 | RIVERA RD | L S C CORP | 109,860 | 232,452 | 0 | 342,312 | 0 |
| 0160020030 | 11967 | RIVERA RD | COPELAND, JEFF INTERESTS LIMITED | 72,569 | 130,283 | 0 | 202,852 | 0 |
| 0160020031 | 11969 | RIVERA RD | COPELAND, JEFF INTERESTS LIMITED | 78,189 | 135,101 | 0 | 213,290 | 0 |
| 0160020032 | 11973 | RIVERA RD | MURE CORP AND | 118,330 | 270,492 | 0 | 388,822 | 0 |
| 0160020033 | 8203 | SECURA WAY | GALLAGHER, GENEVIE TR | 253,857 | 188,312 | 0 | 442,169 | 0 |
| 0160020034 | 8209 | SECURA WAY | HAMBLIN, KENNETH AND DOROTHY TRS | 121,639 | 136,779 | 0 | 258,417 | 0 |
| 0160020035 | 8122 | SECURA WAY | VOLLBRECHT, JOHANNES M CO TR | 235,000 | 134,000 | 0 | 369,000 | 0 |
| 0160020036 | 8100 | SECURA WAY | YOUNG, ROBERT AND VIRGINIA TRS | 34 | 62,069 | 0 | 96,103 | 0 |
| 0160020037 | 11923 | RIVERA RD | BENAMAN INC | 71,125 | 168,847 | 0 | 239,972 | 0 |
| 0160020038 | 11968 | RIVERA RD | BENAMAN INC | 71,125 | 168,555 | 0 | 239,680 | 0 |
| 0160020039 | 0 | 0 | BENAMAN INC | 71,125 | 144 | 0 | 71,269 | 0 |
| 0160020040 | 11837 | RIVERA RD | BENAMAN INC | 258,227 | 184,358 | 0 | 442,585 | 0 |
| 0160020041 | 11841 | RIVERA RD | OLGA, MAXIMO R AND MARIA L | 111,593 | 107,007 | 0 | 218,600 | 0 |
| 0160020042 | 11953 | RIVERA RD | HU, RICHARD AND HELEN TRS ET AL | 70,871 | 139,169 | 0 | 210,040 | 0 |
| 0160020043 | 11959 | RIVERA RD | FERRIS, LUCILLE F TR | 24,058 | 76,133 | 0 | 100,191 | 0 |
| 0160020044 | 8230 | SORENSEN AVE | SANTA FE SPRINGS II LLC | 326,945 | 57,357 | 0 | 384,302 | 0 |
| 0160020045 | 8224 | SORENSEN AVE | RY CO LLC | 414,570 | 608,32 | | | |

Statement of Objections to the Proposed
Santa Fe Springs Washington Boulevard
Project Area Amendment No. 2

June 2009

Santa Fe Springs - Amendment No. 2 Washington Boulevard Redevelopment Project Area

| 2008-09 Assessed Values - Secured | ASSESSMENT | STREET | OWNER | LAND Value | Improvement Value | GPP Value | ASSESSED VALUE | Exempt Values |
|-----------------------------------|------------|-----------------|----------------------------------|-------------------|-------------------|------------------|--------------------|----------------|
| 8169003019 | 8214 | SORENSEN AVE | ZOOCH,JOHN R AND MARY TRS | 78,562 | 186,260 | 0 | 264,822 | 0 |
| 8169003028 | 8208 | SORENSEN AVE | CAMMACK,WILLIAM I TR | 31,710 | 94,427 | 0 | 126,137 | 0 |
| 8169003027 | 8202 | SORENSEN AVE | HERBERA,RAUL AND DESRA TRS | 185,572 | 140,594 | 0 | 326,166 | 0 |
| 8169003031 | 8210 | SORENSEN AVE | MANSOLINO,RALPH TR | 85,058 | 85,538 | 0 | 170,596 | 0 |
| 8169003032 | 8212 | SORENSEN AVE | MANSOLINO,RALPH TR | 80,735 | 77,877 | 0 | 158,612 | 0 |
| 8169003033 | 8210 | SORENSEN AVE | MANSOLINO,RALPH TR | 69,812 | 53,510 | 0 | 123,322 | 0 |
| 8169003034 | 8208 | SORENSEN AVE | CAMMACK,WILLIAM I TR | 12,875 | 37,891 | 0 | 50,766 | 0 |
| 8169003035 | 11916 | RIVERA RD | TRONCALE,CARL AND VERA M TRS | 96,294 | 183,833 | 0 | 240,127 | 0 |
| 8169003041 | 8308 | SORENSEN AVE | SANTA FE SPRINGS I LLC | 98,1495 | 1,509,024 | 0 | 2,309,569 | 0 |
| 8169003042 | 11915 | RIVERA RD | RITENDURAY H AND MARY D AND | 143,478 | 322,524 | 0 | 466,002 | 0 |
| 8169003043 | 11903 | WASHINGTON BLVD | YOUDEEM,JOHN | 355,037 | 366,493 | 0 | 721,530 | 0 |
| 8169003044 | 8028 | SORENSEN AVE | GMS INVESTMENT PROPERTIES LLC | 1,495,631 | 1,591,812 | 0 | 3,077,503 | 0 |
| 8169003045 | 8110 | SORENSEN AVE | ROSALINDE AND ARTHUR GILBERT | 2,354,239 | 2,310,992 | 0 | 4,665,231 | 0 |
| 8169004001 | 0 | | DELTA CONTRACTORS EQUIPMENT | 107,872 | 0 | 0 | 107,872 | 0 |
| 8169004002 | 11855 | WASHINGTON BLVD | STONE,ANV I TR | 168,500 | 470,345 | 0 | 638,845 | 0 |
| 8169004003 | 11720 | WASHINGTON BLVD | LALLY,LAWRENCE TR | 202,171 | 106,864 | 0 | 311,835 | 0 |
| 8169004004 | 11734 | WASHINGTON BLVD | PORTER,ROBERT J AND | 1,581,000 | 258,000 | 0 | 1,839,000 | 0 |
| 8169004006 | 11740 | WASHINGTON BLVD | JBK S INVESTMENTS LLC | 358,795 | 479,740 | 0 | 838,535 | 0 |
| 8169004011 | 11770 | WASHINGTON BLVD | G AND M OIL CO INC | 113,545 | 101,690 | 22,841 | 247,076 | 0 |
| 8169004012 | 8025 | SORENSEN AVE | ELMWOOD INVESTMENTS | 243,743 | 81,401 | 0 | 325,144 | 0 |
| 8169004016 | 11750 | WASHINGTON BLVD | JBK S INVESTMENTS LLC | 122,180 | 4,826 | 0 | 127,006 | 0 |
| 8169004017 | 11758 | WASHINGTON BLVD | JBK S INVESTMENTS LLC | 108,787 | 170,067 | 0 | 278,854 | 0 |
| 8169004028 | 8219 | SORENSEN AVE | LA BANCA,JOSEPH AND MARY TRS | 117,854 | 365,204 | 0 | 483,058 | 0 |
| 8169004043 | 8227 | SORENSEN AVE | ROBERTO,JOUD TR ET AL | 271,688 | 658,190 | 0 | 929,878 | 0 |
| 8169004030 | 11851 | WAKEMAN ST | WAKEMAN III PROPERTIES | 133,850 | 272,452 | 0 | 406,302 | 0 |
| 8169004031 | 11821 | WAKEMAN ST | GCG ASSOCIATES | 365,822 | 697,348 | 0 | 1,063,170 | 0 |
| 8169004032 | 11805 | WAKEMAN ST | VIDOR,JOSEPH AND EVA TRS | 281,420 | 800,321 | 0 | 1,081,741 | 0 |
| 8169004042 | 11830 | WAKEMAN ST | WEISS,CATHERINE TR | 170,800 | 510,021 | 0 | 680,821 | 0 |
| 8169004043 | 8311 | SORENSEN AVE | FRANK,ROBERT S AND MARY L TRS | 151,618 | 474,196 | 0 | 625,814 | 0 |
| 8169004044 | 8104 | WAKEMAN ST | FISHER,BERGLEONARD TR | 927,870 | 2,083,957 | 0 | 3,011,827 | 0 |
| 8169004045 | 11823 | SLAUSON AVE | ASSOCIATED AMERICANA PROPERTIES | 3,842,833 | 3,877,937 | 0 | 7,720,770 | 0 |
| 8169004046 | 11855 | SLAUSON AVE | GOLDEN STATE BANK | 1,750,000 | 397,000 | 0 | 2,147,000 | 0 |
| 8169004049 | 8201 | SORENSEN AVE | DELTA CONTRACTORS EQUIPMENT | 2,240,008 | 1,247,400 | 0 | 3,487,408 | 0 |
| 8169004050 | 8201 | SORENSEN AVE | DELTA CONTRACTORS EQUIPMENT | 274,028 | 0 | 0 | 274,028 | 0 |
| 8169004051 | 11921 | SLAUSON AVE | LAYTON REAL ESTATE LLC | 343,168 | 1,385,879 | 0 | 2,228,845 | 0 |
| 8169005001 | 11642 | WASHINGTON BLVD | SHELBY,RUTH R TR ET AL | 660,444 | 382,951 | 0 | 1,043,395 | 0 |
| 8169005012 | 8140 | ALLPORT AVE | LEWIS,LARID AND LYNN LTRS | 322,383 | 281,465 | 0 | 603,848 | 0 |
| 8169005014 | 8035 | FREESTONE AVE | WILLIAMS,VICTOR M | 94,354 | 76,058 | 0 | 140,412 | 0 |
| 8169005016 | 11655 | WASHINGTON BLVD | SHELBY,RUTH R TR ET AL | 1,855,840 | 485,450 | 0 | 2,341,290 | 0 |
| 8169005019 | 0 | | MCADAMS,DONALD AND PATRICIA TRS | 13,174 | 7,368 | 0 | 20,542 | 0 |
| 8169005020 | 11664 | WASHINGTON BLVD | RAH,MALONZO AND KATHLEEN TR | 61,575 | 101,148 | 0 | 162,723 | 0 |
| 8169005020 | 8020 | FREESTONE AVE | LA BANCA,JOSEPH CO-TR | 30,403 | 58,785 | 0 | 89,188 | 0 |
| 8169005025 | 8122 | ALLPORT AVE | BARBA,ELVIA | 295,941 | 35,686 | 0 | 341,627 | 0 |
| 8169005028 | 8036 | FREESTONE AVE | LA BANCA,JOSEPH AND MARY TRS | 80,629 | 85,250 | 0 | 165,879 | 0 |
| 8169005029 | 8036 | FREESTONE AVE | CALABRESE,GIUSEPPE AND | 28,538 | 14,725 | 0 | 43,263 | 0 |
| 8169005030 | 8130 | ALLPORT AVE | WALTERS,HENRY A AND MARIE A TRS | 97,123 | 28,912 | 0 | 126,035 | 0 |
| 8169005031 | 8122 | ALLPORT AVE | WALTERS,HENRY A AND MARIE A TRS | 36,977 | 129,546 | 0 | 166,523 | 0 |
| 8169005032 | 8112 | FREESTONE AVE | WILLIAMS,VICTOR M | 328,158 | 240,393 | 0 | 568,551 | 0 |
| 8169005033 | 8107 | ALLPORT AVE | LAWRENCE,DAVID AND CHRISTINA | 292,331 | 293,381 | 0 | 585,712 | 0 |
| 8169005034 | 8024 | ALLPORT AVE | HOLMES,HOWARD AND PHYLLIS TRS | 68,491 | 184,978 | 0 | 253,469 | 0 |
| 8169005035 | 8036 | ALLPORT AVE | MCADAMS,DONALD AND PATRICIA TRS | 111,223 | 211,600 | 0 | 322,823 | 0 |
| 8169005038 | 8118 | ALLPORT AVE | FRANKE,CLARENCE G CO TR | 1,680,862 | 202,850 | 0 | 1,883,712 | 0 |
| 8169007001 | 8539 | ALLPORT AVE | SCHWEIZER,DEWIS AND JUDY TRS | 544,186 | 248,682 | 0 | 792,868 | 0 |
| 8169007004 | 8155 | SLAUSON AVE | BERGMAN,CAREY D AND RITA C | 355,517 | 181,887 | 0 | 537,404 | 0 |
| 8169007011 | 11769 | SLAUSON AVE | HAMBLIN,KENNETH CO TR | 209,490 | 165,386 | 0 | 374,876 | 0 |
| 8169007012 | 11765 | SLAUSON AVE | SLAUSON AVENUE PARTNERSHIP | 222,326 | 450,185 | 0 | 672,511 | 0 |
| 8169007014 | 11775 | SLAUSON AVE | MANSOLINO,RALPH TR | 167,590 | 184,812 | 0 | 352,402 | 0 |
| 8169007015 | 11770 | SLAUSON AVE | HAMBLIN,KENNETH AND DOROTHY TRS | 129,802 | 95,322 | 0 | 225,124 | 0 |
| 8169007016 | 8406 | ALLPORT AVE | BERGMAN,CAREY D AND RITA C | 173,814 | 11,052 | 0 | 184,866 | 0 |
| 8169007018 | 8406 | ALLPORT AVE | BUONGIORNO,SANTO AND MARY C | 31,530 | 1,562 | 0 | 33,092 | 0 |
| 8169007019 | 8402 | ALLPORT AVE | BUONGIORNO,SANTO AND MARY TRS | 50,464 | 185,963 | 0 | 236,427 | 0 |
| 8169007020 | 8200 | ALLPORT AVE | PYKA,TIMOTHY R | 319,921 | 488,123 | 0 | 808,044 | 0 |
| 8169007021 | 8225 | ALLPORT AVE | GLARDINO,MICHAEL J AND MARIA TRS | 101,328 | 371,156 | 0 | 472,484 | 0 |
| 8169007022 | 8226 | ALLPORT AVE | DUNCAN,GRACE V TR | 105,826 | 405,410 | 0 | 511,236 | 0 |
| 8169007023 | 8282 | ALLPORT AVE | S F S PARTNERS L P | 364,692 | 607,921 | 0 | 972,613 | 0 |
| 8169007024 | 11807 | SLAUSON AVE | REESE,JAMES I AND SUSAN L TRS | 273,124 | 497,236 | 0 | 770,360 | 0 |
| 8169007025 | 11807 | SLAUSON AVE | ARJONA,PEDRO E AND LIZBETH | 184,303 | 246,734 | 0 | 431,037 | 0 |
| 8169007026 | 11807 | SLAUSON AVE | THURMAN MACHINE CO | 115,261 | 297,154 | 0 | 412,415 | 0 |
| 8169007027 | 11807 | SLAUSON AVE | RAMOS,MIGUEL R | 135,824 | 255,754 | 0 | 391,578 | 0 |
| 8169007028 | 11805 | SLAUSON AVE | COPELAND,JEFF INTERESTS LIMITED | 61,762 | 118,825 | 0 | 180,587 | 0 |
| 8169007029 | 11803 | SLAUSON AVE | COPELAND,JEFF INTERESTS LIMITED | 61,762 | 117,278 | 0 | 179,040 | 0 |
| 8169007030 | 11801 | SLAUSON AVE | THELMANN CORP | 705,000 | 164,000 | 0 | 869,000 | 0 |
| 8169007031 | 11809 | SLAUSON AVE | HAMBLIN,KENNETH CO TR | 453,916 | 529,004 | 0 | 1,012,920 | 0 |
| 8169007032 | 11809 | SLAUSON AVE | QUEDA,IGOR E AND | 278,998 | 238,068 | 0 | 517,066 | 0 |
| 8169007033 | 11811 | SLAUSON AVE | CHUBBUCK,DONALD AND PATSY TRS | 38,430 | 81,360 | 0 | 119,790 | 0 |
| 8169007034 | 11813 | SLAUSON AVE | CRAWFORD,JAMES A AND JANIE K TRS | 38,430 | 89,777 | 0 | 128,207 | 0 |
| 8169007035 | 11815 | SLAUSON AVE | CHUBBUCK,DONALD AND PATSY TRS | 875,761 | 418,728 | 0 | 1,294,489 | 0 |
| 8169007036 | 11821 | SLAUSON AVE | THELMANN CORP | 653,000 | 137,000 | 0 | 790,000 | 0 |
| 8169007037 | 8312 | ALLPORT AVE | MOGAN,THOMAS R ET AL | 303,665 | 0 | 0 | 303,674 | 0 |
| 8169007038 | 8330 | ALLPORT AVE | LOHRUM LLC | 132,870 | 360,537 | 0 | 493,407 | 0 |
| 8169008002 | 8339 | ALLPORT AVE | PEREZ,ANDREW M AND VICTORIA | 123,282 | 225,882 | 0 | 349,174 | 0 |
| 8169008003 | 8403 | ALLPORT AVE | EGGE,ROBERT G AND | 173,511 | 235,348 | 0 | 408,859 | 0 |
| 8169008014 | 11705 | SLAUSON AVE | CHAMP,PETER S AND AMY M TRS | 1,443,300 | 895,580 | 0 | 2,338,880 | 0 |
| 8169008015 | 8415 | ALLPORT AVE | TEP A LIMITED PARTNERSHIP | 388,121 | 415,414 | 0 | 803,535 | 0 |
| 8169008017 | 8315 | ALLPORT AVE | WEIHUI CHU | 592,481 | 780,561 | 0 | 1,373,042 | 0 |
| 8169008018 | 8319 | ALLPORT AVE | INTERACTIVE USA CORPORATION | 584,838 | 1,431,794 | 0 | 2,016,632 | 0 |
| 8169008020 | 11701 | SLAUSON AVE | SLAUSON STORAGE VENTURE LLC | 1,476,000 | 6,975,000 | 0 | 8,451,000 | 0 |
| 8169011021 | 8037 | ALLPORT AVE | VELTICH,JOHN AND PATRICIA | 159,516 | 58,008 | 0 | 217,524 | 0 |
| 8169011022 | 8101 | ALLPORT AVE | CAMARENA,JOSE D | 57,357 | 133,338 | 0 | 190,695 | 0 |
| 8169011023 | 8107 | ALLPORT AVE | ROSENSTEIN,ALBERT AND MARY E TRS | 11,552 | 43,471 | 0 | 55,023 | 0 |
| 8169011024 | 8135 | ALLPORT AVE | CORMACK,ROBERT G CO TR ET AL | 95,327 | 91,449 | 0 | 186,776 | 0 |
| 8169011026 | 8205 | ALLPORT AVE | EGGE,ROBERT G CO TR | 53,442 | 144,287 | 0 | 197,729 | 0 |
| 8169011027 | 8207 | ALLPORT AVE | EGGE,ROBERT G CO TR | 65,812 | 141,391 | 0 | 207,203 | 0 |
| 8169011028 | 8225 | ALLPORT AVE | MASSEY,DAVID A AND SUSAN E TRS | 587,908 | 128,405 | 0 | 716,313 | 0 |
| 8169011029 | 8231 | ALLPORT AVE | VARELA,ROBERT AND JEANNETTE TRS | 148,632 | 214,151 | 0 | 362,783 | 0 |
| 8169011030 | 8235 | ALLPORT AVE | VARELA,ROBERT CO TR | 128,711 | 183,816 | 0 | 312,527 | 0 |
| 8169011031 | 8303 | ALLPORT AVE | VARELA,RAUL AND JESSIE | 678,580 | 364,140 | 0 | 1,042,720 | 0 |
| 8169011036 | 0 | | VALVERDE,JOSEPH A TR ET AL | 2,625,000 | 0 | 0 | 2,625,000 | 0 |
| 8169011037 | 11829 | WASHINGTON BLVD | | 678,058 | 395,903 | 0 | 1,073,961 | 0 |
| 8169021029 | 11700 | SLAUSON AVE | SMITH,MICHAEL G ET AL TRS | 255,891 | 651,387 | 0 | 907,278 | 0 |
| 8169027046 | 8623 | DICE RD | MID WEST FABRICATING CO INC | 360,217 | 641,323 | 404,239 | 1,405,779 | 0 |
| 8169027047 | 8535 | DICE RD | AG INDUSTRIAL PROPERTIES LLC | 528,978 | 159,947 | 0 | 688,925 | 0 |
| 8169027048 | 8607 | DICE RD | D ANGELO,FLOYD L TR ET AL | 1,622,420 | 787,040 | 0 | 2,409,460 | 0 |
| 8169027051 | 0 | BURKE ST | WEST CONGREGATION OF JEHOVAHS | 588,582 | 399,146 | 0 | 987,728 | 694691 |
| 8169027052 | 0 | SLAUSON AVE | WEST CONGREGATION OF JEHOVAHS | 70,357 | 0 | 0 | 70,357 | 70557 |
| 8169027053 | 0 | SLAUSON AVE | WEST CONGREGATION OF JEHOVAHS | 34,836 | 0 | 0 | 34,836 | 34636 |
| TOTAL | | | | 84,156,220 | 93,910,751 | 2,009,888 | 180,070,859 | 699,984 |

Statement of Objections to the Proposed
Santa Fe Springs Washington Boulevard
Project Area Amendment No. 2

June 2009

Santa Fe Springs - Amendment No. 2 Washington Boulevard Redevelopment Project Area

2004-05 Assessed Values - Unsecured

| AIN | Land Value | Improvement Value | Personal Property Value | ASSESSED VALUE | Exempt Values |
|------------|------------|-------------------|-------------------------|----------------|---------------|
| 8168014011 | 0 | 0 | 49,710 | 49,710 | 0 |
| 8168014012 | 0 | 0 | 10,000 | 10,000 | 0 |
| 8168014013 | 0 | 0 | 10,650 | 10,650 | 0 |
| 8168014014 | 0 | 0 | 476,031 | 476,031 | 0 |
| 8168014015 | 0 | 0 | 43,717 | 43,717 | 0 |
| 8168014016 | 0 | 0 | 99,304 | 99,304 | 0 |
| 8168014017 | 0 | 0 | 37,697 | 37,697 | 0 |
| 8168014018 | 0 | 0 | 6,000 | 6,000 | 0 |
| 8168014021 | 0 | 0 | 448,500 | 448,500 | 0 |
| 8168014022 | 0 | 0 | 98,116 | 98,116 | 0 |
| 8168014023 | 0 | 0 | 40,615 | 40,615 | 0 |
| 8168014024 | 0 | 0 | 368,322 | 368,322 | 0 |
| 8168015002 | 0 | 0 | 47,176 | 47,176 | 0 |
| 8168015007 | 0 | 0 | 252,717 | 252,717 | 0 |
| 8168015013 | 0 | 0 | 40,248 | 40,248 | 0 |
| 8168015016 | 0 | 0 | 57,278 | 57,278 | 0 |
| 8168015017 | 0 | 0 | 24,659 | 24,659 | 0 |
| 8168015023 | 0 | 0 | 83,526 | 83,526 | 0 |
| 8168015046 | 0 | 0 | 20,698 | 20,698 | 0 |
| 8168015047 | 0 | 0 | 182,437 | 182,437 | 0 |
| 8168015049 | 0 | 0 | 10,819 | 10,819 | 0 |
| 8168015051 | 0 | 0 | 82,200 | 82,200 | 0 |
| 8168015052 | 0 | 0 | 54,172 | 54,172 | 0 |
| 8168023001 | 0 | 0 | 59,216 | 59,216 | 0 |
| 8168023002 | 0 | 0 | 57,153 | 57,153 | 0 |
| 8168023003 | 0 | 0 | 40,288 | 40,288 | 0 |
| 8168023025 | 0 | 0 | 72,057 | 72,057 | 0 |
| 8168023030 | 0 | 0 | 65,569 | 65,569 | 0 |
| 8168023031 | 0 | 0 | 979,960 | 979,960 | 0 |
| 8168023032 | 0 | 0 | 20,286 | 20,286 | 0 |
| 8168023035 | 0 | 0 | 116,288 | 116,288 | 0 |
| 8168023037 | 0 | 0 | 37,744 | 37,744 | 0 |
| 8168023039 | 0 | 0 | 594,787 | 594,787 | 0 |
| 8168023041 | 0 | 0 | 15,799 | 15,799 | 0 |
| 8168023042 | 0 | 0 | 17,220 | 17,220 | 0 |
| 8168023043 | 0 | 0 | 11,021 | 11,021 | 0 |
| 8168024003 | 0 | 0 | 43,108 | 43,108 | 0 |
| 8168024006 | 0 | 0 | 215,600 | 215,600 | 0 |
| 8168024007 | 0 | 0 | 63,580 | 63,580 | 0 |
| 8168024008 | 0 | 0 | 311,153 | 311,153 | 0 |
| 8168024009 | 0 | 0 | 255,885 | 255,885 | 0 |
| 8168024010 | 0 | 0 | 20,857 | 20,857 | 0 |
| 8168024011 | 0 | 0 | 32,000 | 32,000 | 0 |
| 8168024012 | 0 | 0 | 1,476,409 | 1,476,409 | 0 |
| 8168024013 | 0 | 0 | 20,000 | 20,000 | 20,000 |
| 8168026005 | 0 | 0 | 43,241 | 43,241 | 0 |
| 8168026007 | 0 | 0 | 56,143 | 56,143 | 0 |
| 8168026010 | 0 | 0 | 3,881 | 3,881 | 0 |
| 8168026012 | 0 | 0 | 19,182 | 19,182 | 0 |
| 8168026014 | 0 | 0 | 55,098 | 55,098 | 0 |
| 8168026015 | 0 | 0 | 146,765 | 146,765 | 0 |
| 8168026016 | 0 | 0 | 10,000 | 10,000 | 0 |
| 8168026017 | 0 | 0 | 407,469 | 407,469 | 0 |
| 8168026026 | 0 | 0 | 16,000 | 16,000 | 0 |
| 8168026028 | 0 | 0 | 19,000 | 19,000 | 0 |
| 8168026038 | 0 | 0 | 67,500 | 67,500 | 0 |
| 8168026040 | 0 | 0 | 118,593 | 118,593 | 0 |
| 8168026041 | 0 | 0 | 121,561 | 121,561 | 0 |
| 8168026042 | 0 | 0 | 13,000 | 13,000 | 0 |
| 8168026043 | 0 | 0 | 51,563 | 51,563 | 0 |
| 8168026045 | 0 | 0 | 55,000 | 55,000 | 0 |
| 8169001016 | 0 | 0 | 12,408 | 12,408 | 0 |
| 8169002005 | 0 | 0 | 850,016 | 850,016 | 0 |
| 8169002008 | 0 | 0 | 49,860 | 49,860 | 0 |
| 8169002009 | 0 | 0 | 18,694 | 18,694 | 0 |
| 8169002011 | 0 | 0 | 4,239 | 4,239 | 0 |
| 8169002014 | 0 | 0 | 160,239 | 160,239 | 0 |
| 8169002016 | 0 | 0 | 3,000 | 3,000 | 0 |
| 8169002023 | 0 | 0 | 6,834 | 6,834 | 0 |
| 8169002028 | 0 | 0 | 23,221 | 23,221 | 0 |
| 8169002029 | 0 | 0 | 73,100 | 73,100 | 0 |
| 8169002031 | 0 | 0 | 40,940 | 40,940 | 0 |
| 8169002032 | 0 | 0 | 45,696 | 45,696 | 0 |
| 8169002033 | 0 | 0 | 4,500 | 4,500 | 0 |
| 8169002035 | 0 | 0 | 14,851 | 14,851 | 0 |
| 8169002036 | 0 | 0 | 6,432 | 6,432 | 0 |
| 8169003009 | 0 | 0 | 35,251 | 35,251 | 0 |
| 8169003012 | 0 | 0 | 10,482 | 10,482 | 0 |
| 8169003013 | 0 | 0 | 24,316 | 24,316 | 0 |
| 8169003017 | 0 | 0 | 65,111 | 65,111 | 0 |
| 8169003018 | 0 | 0 | 106,383 | 106,383 | 0 |
| 8169003019 | 0 | 0 | 99,358 | 99,358 | 0 |

Statement of Objections to the Proposed
Santa Fe Springs Washington Boulevard
Project Area Amendment No. 2

June 2009

**Santa Fe Springs - Amendment No. 2 Washington Boulevard Redevelopment Project Area
2004-05 Assessed Values - Unsecured**

| AIN | Land Value | Improvement Value | Personal Property Value | ASSESSED VALUE | Exempt Values |
|---------------|------------|-------------------|-------------------------|-------------------|---------------|
| 8169003026 | 0 | 0 | 21,886 | 21,886 | 0 |
| 8169003027 | 0 | 0 | 7,502 | 7,502 | 0 |
| 8169003031 | 0 | 0 | 6,000 | 6,000 | 0 |
| 8169003032 | 0 | 0 | 79,768 | 79,768 | 0 |
| 8169003034 | 0 | 0 | 12,522 | 12,522 | 0 |
| 8169003035 | 0 | 0 | 60,148 | 60,148 | 0 |
| 8169003041 | 0 | 0 | 39,165 | 39,165 | 0 |
| 8169004002 | 0 | 0 | 2,500 | 2,500 | 0 |
| 8169004003 | 0 | 0 | 40,465 | 40,465 | 0 |
| 8169004004 | 0 | 0 | 63,753 | 63,753 | 0 |
| 8169004006 | 0 | 0 | 59,002 | 59,002 | 0 |
| 8169004011 | 0 | 0 | 11,629 | 11,629 | 0 |
| 8169004012 | 0 | 0 | 65,619 | 65,619 | 0 |
| 8169004017 | 0 | 0 | 2,361 | 2,361 | 0 |
| 8169004028 | 0 | 0 | 286,387 | 286,387 | 0 |
| 8169004030 | 0 | 0 | 594,583 | 594,583 | 0 |
| 8169004032 | 0 | 0 | 152,420 | 152,420 | 0 |
| 8169004042 | 0 | 0 | 158,670 | 158,670 | 0 |
| 8169004043 | 0 | 0 | 11,689 | 11,689 | 0 |
| 8169004044 | 0 | 0 | 1,520,637 | 1,520,637 | 0 |
| 8169004045 | 0 | 0 | 403,869 | 403,869 | 0 |
| 8169004046 | 0 | 0 | 0 | 0 | 0 |
| 8169004051 | 0 | 0 | 341,936 | 341,936 | 0 |
| 8169005001 | 0 | 0 | 21,316 | 21,316 | 0 |
| 8169005012 | 0 | 0 | 39,050 | 39,050 | 0 |
| 8169005017 | 0 | 0 | 68,438 | 68,438 | 0 |
| 8169005019 | 0 | 0 | 15,000 | 15,000 | 0 |
| 8169005020 | 0 | 0 | 95,425 | 95,425 | 0 |
| 8169005028 | 0 | 0 | 57,239 | 57,239 | 0 |
| 8169005029 | 0 | 0 | 6,500 | 6,500 | 0 |
| 8169005030 | 0 | 0 | 7,000 | 7,000 | 0 |
| 8169005031 | 0 | 0 | 227,309 | 227,309 | 0 |
| 8169005033 | 0 | 0 | 334,424 | 334,424 | 0 |
| 8169005034 | 0 | 0 | 21,000 | 21,000 | 0 |
| 8169005036 | 0 | 0 | 40,947 | 40,947 | 0 |
| 8169007001 | 0 | 0 | 117,189 | 117,189 | 0 |
| 8169007004 | 0 | 0 | 71,000 | 71,000 | 0 |
| 8169007012 | 0 | 0 | 23,384 | 23,384 | 0 |
| 8169007014 | 0 | 0 | 53,550 | 53,550 | 0 |
| 8169007015 | 0 | 0 | 52,513 | 52,513 | 0 |
| 8169007019 | 0 | 0 | 330,000 | 330,000 | 0 |
| 8169007020 | 0 | 0 | 6,200 | 6,200 | 0 |
| 8169007021 | 0 | 0 | 39,667 | 39,667 | 0 |
| 8169007022 | 0 | 0 | 170,651 | 170,651 | 0 |
| 8169007023 | 0 | 0 | 83,242 | 83,242 | 0 |
| 8169007024 | 0 | 0 | 15,750 | 15,750 | 0 |
| 8169007025 | 0 | 0 | 150,970 | 150,970 | 0 |
| 8169007027 | 0 | 0 | 41,800 | 41,800 | 0 |
| 8169007028 | 0 | 0 | 68,628 | 68,628 | 0 |
| 8169007029 | 0 | 0 | 10,857 | 10,857 | 0 |
| 8169007030 | 0 | 0 | 7,714 | 7,714 | 0 |
| 8169007032 | 0 | 0 | 125,266 | 125,266 | 0 |
| 8169007033 | 0 | 0 | 12,512 | 12,512 | 0 |
| 8169007034 | 0 | 0 | 4,213 | 4,213 | 0 |
| 8169007035 | 0 | 0 | 5,500 | 5,500 | 0 |
| 8169007036 | 0 | 0 | 8,000 | 8,000 | 0 |
| 8169007037 | 0 | 0 | 32,817 | 32,817 | 0 |
| 8169007038 | 0 | 0 | 118,934 | 118,934 | 0 |
| 8169008002 | 0 | 0 | 10,980 | 10,980 | 0 |
| 8169008014 | 0 | 0 | 324,174 | 324,174 | 0 |
| 8169008017 | 0 | 0 | 50,711 | 50,711 | 0 |
| 8169008018 | 0 | 0 | 64,218 | 64,218 | 0 |
| 8169011021 | 0 | 0 | 10,000 | 10,000 | 0 |
| 8169011022 | 0 | 0 | 35,000 | 35,000 | 0 |
| 8169011023 | 0 | 0 | 2,257 | 2,257 | 0 |
| 8169011024 | 0 | 0 | 25,000 | 25,000 | 0 |
| 8169011028 | 0 | 0 | 74,760 | 74,760 | 0 |
| 8169011029 | 0 | 0 | 82,856 | 82,856 | 0 |
| 8169011030 | 0 | 0 | 3,000 | 3,000 | 0 |
| 8169011031 | 0 | 0 | 24,699 | 24,699 | 0 |
| 8169011037 | 0 | 0 | 199,201 | 199,201 | 0 |
| 8169021029 | 0 | 0 | 20,000 | 20,000 | 0 |
| 8169027047 | 0 | 0 | 123,966 | 123,966 | 0 |
| 8169027048 | 0 | 0 | 20,225 | 20,225 | 0 |
| TOTAL: | 0 | 0 | 17,427,062 | 17,427,062 | 20,000 |

Statement of Objections to the Proposed
Santa Fe Springs Washington Boulevard
Project Area Amendment No. 2

June 2009

Santa Fe Springs - Amendment No. 2 Washington Boulevard Redevelopment Project Area

2005-06 Assessed Values - Unsecured

| <u>AIN</u> | <u>Land Value</u> | <u>Improvement Value</u> | <u>Personal Property Value</u> | <u>ASSESSED VALUE</u> | <u>Exempt Values</u> |
|------------|-------------------|--------------------------|--------------------------------|-----------------------|----------------------|
| 8168014011 | 0 | 0 | 31,848 | 31,848 | 0 |
| 8168014012 | 0 | 0 | 21,400 | 21,400 | 0 |
| 8168014013 | 0 | 0 | 10,650 | 10,650 | 0 |
| 8168014014 | 0 | 0 | 467,096 | 467,096 | 0 |
| 8168014015 | 0 | 0 | 44,011 | 44,011 | 0 |
| 8168014016 | 0 | 0 | 40,004 | 40,004 | 0 |
| 8168014017 | 0 | 0 | 88,188 | 88,188 | 0 |
| 8168014019 | 0 | 0 | 71,301 | 71,301 | 0 |
| 8168014021 | 0 | 0 | 430,588 | 430,588 | 0 |
| 8168014022 | 0 | 0 | 94,063 | 94,063 | 0 |
| 8168014023 | 0 | 0 | 41,278 | 41,278 | 0 |
| 8168014024 | 0 | 0 | 378,944 | 378,944 | 0 |
| 8168015002 | 0 | 0 | 44,553 | 44,553 | 0 |
| 8168015007 | 0 | 0 | 253,497 | 253,497 | 0 |
| 8168015013 | 0 | 0 | 35,600 | 35,600 | 0 |
| 8168015016 | 0 | 0 | 78,445 | 78,445 | 0 |
| 8168015017 | 0 | 0 | 24,659 | 24,659 | 0 |
| 8168015023 | 0 | 0 | 162,092 | 162,092 | 0 |
| 8168015046 | 0 | 0 | 20,698 | 20,698 | 0 |
| 8168015047 | 0 | 0 | 55,540 | 55,540 | 0 |
| 8168015049 | 0 | 0 | 9,991 | 9,991 | 0 |
| 8168015051 | 0 | 0 | 82,200 | 82,200 | 0 |
| 8168015052 | 0 | 0 | 54,172 | 54,172 | 0 |
| 8168023001 | 0 | 0 | 36,308 | 36,308 | 0 |
| 8168023002 | 0 | 0 | 57,396 | 57,396 | 0 |
| 8168023003 | 0 | 0 | 59,097 | 59,097 | 0 |
| 8168023025 | 0 | 0 | 60,719 | 60,719 | 0 |
| 8168023030 | 0 | 0 | 86,959 | 86,959 | 0 |
| 8168023031 | 0 | 0 | 287,471 | 287,471 | 0 |
| 8168023032 | 0 | 0 | 19,033 | 19,033 | 0 |
| 8168023035 | 0 | 0 | 421,066 | 421,066 | 0 |
| 8168023037 | 0 | 0 | 34,756 | 34,756 | 0 |
| 8168023039 | 0 | 0 | 509,467 | 509,467 | 0 |
| 8168023041 | 0 | 0 | 698,657 | 698,657 | 0 |
| 8168023042 | 0 | 0 | 17,787 | 17,787 | 0 |
| 8168023043 | 0 | 0 | 9,783 | 9,783 | 0 |
| 8168024003 | 0 | 0 | 57,852 | 57,852 | 0 |
| 8168024006 | 0 | 0 | 69,361 | 69,361 | 0 |
| 8168024007 | 0 | 0 | 63,116 | 63,116 | 0 |
| 8168024008 | 0 | 0 | 311,426 | 311,426 | 0 |
| 8168024009 | 0 | 0 | 266,592 | 266,592 | 0 |
| 8168024011 | 0 | 0 | 32,497 | 32,497 | 0 |
| 8168024012 | 0 | 0 | 1,527,461 | 1,527,461 | 0 |
| 8168026005 | 0 | 0 | 62,156 | 62,156 | 0 |
| 8168026007 | 0 | 0 | 43,206 | 43,206 | 0 |
| 8168026012 | 0 | 0 | 19,182 | 19,182 | 0 |
| 8168026015 | 0 | 0 | 59,948 | 59,948 | 0 |
| 8168026016 | 0 | 0 | 10,000 | 10,000 | 0 |
| 8168026017 | 0 | 0 | 370,237 | 370,237 | 0 |
| 8168026026 | 0 | 0 | 16,000 | 16,000 | 0 |
| 8168026028 | 0 | 0 | 19,000 | 19,000 | 0 |
| 8168026038 | 0 | 0 | 67,500 | 67,500 | 0 |
| 8168026040 | 0 | 0 | 113,170 | 113,170 | 0 |
| 8168026041 | 0 | 0 | 125,591 | 125,591 | 0 |
| 8168026042 | 0 | 0 | 13,700 | 13,700 | 0 |
| 8168026043 | 0 | 0 | 34,994 | 34,994 | 0 |
| 8168026045 | 0 | 0 | 49,382 | 49,382 | 0 |
| 8169001016 | 0 | 0 | 22,848 | 22,848 | 0 |
| 8169002005 | 0 | 0 | 568,894 | 568,894 | 0 |
| 8169002008 | 0 | 0 | 93,345 | 93,345 | 0 |
| 8169002009 | 0 | 0 | 17,900 | 17,900 | 0 |
| 8169002011 | 0 | 0 | 4,079 | 4,079 | 0 |
| 8169002014 | 0 | 0 | 174,933 | 174,933 | 0 |
| 8169002016 | 0 | 0 | 130,382 | 130,382 | 0 |
| 8169002023 | 0 | 0 | 3,715 | 3,715 | 0 |
| 8169002026 | 0 | 0 | 8,000 | 8,000 | 0 |
| 8169002028 | 0 | 0 | 17,638 | 17,638 | 0 |
| 8169002029 | 0 | 0 | 119,364 | 119,364 | 0 |
| 8169002031 | 0 | 0 | 40,940 | 40,940 | 0 |
| 8169002032 | 0 | 0 | 85,473 | 85,473 | 0 |
| 8169002033 | 0 | 0 | 4,500 | 4,500 | 0 |
| 8169002035 | 0 | 0 | 14,500 | 14,500 | 0 |
| 8169002036 | 0 | 0 | 48,351 | 48,351 | 0 |
| 8169003009 | 0 | 0 | 37,500 | 37,500 | 0 |
| 8169003012 | 0 | 0 | 10,482 | 10,482 | 0 |
| 8169003013 | 0 | 0 | 26,259 | 26,259 | 0 |
| 8169003017 | 0 | 0 | 64,925 | 64,925 | 0 |
| 8169003018 | 0 | 0 | 99,115 | 99,115 | 0 |
| 8169003019 | 0 | 0 | 99,709 | 99,709 | 0 |
| 8169003026 | 0 | 0 | 108,809 | 108,809 | 0 |

Statement of Objections to the Proposed
Santa Fe Springs Washington Boulevard
Project Area Amendment No. 2

June 2009

**Santa Fe Springs - Amendment No. 2 Washington Boulevard Redevelopment Project Area
2005-06 Assessed Values - Unsecured**

| AIN | Land Value | Improvement Value | Personal Property Value | ASSESSED VALUE | Exempt Values |
|---------------|------------|-------------------|-------------------------|-------------------|---------------|
| 8169003027 | 0 | 0 | 7,502 | 7,502 | 0 |
| 8169003031 | 0 | 0 | 6,000 | 6,000 | 0 |
| 8169003032 | 0 | 0 | 86,757 | 86,757 | 0 |
| 8169003035 | 0 | 0 | 51,861 | 51,861 | 0 |
| 8169003041 | 0 | 0 | 39,323 | 39,323 | 0 |
| 8169003044 | 0 | 0 | 27,995 | 27,995 | 0 |
| 8169003045 | 0 | 0 | 6,964 | 6,964 | 0 |
| 8169004002 | 0 | 0 | 2,500 | 2,500 | 0 |
| 8169004003 | 0 | 0 | 32,030 | 32,030 | 0 |
| 8169004004 | 0 | 0 | 66,096 | 66,096 | 0 |
| 8169004006 | 0 | 0 | 62,134 | 62,134 | 0 |
| 8169004011 | 0 | 0 | 50,728 | 50,728 | 0 |
| 8169004012 | 0 | 0 | 31,816 | 31,816 | 0 |
| 8169004017 | 0 | 0 | 2,357 | 2,357 | 0 |
| 8169004028 | 0 | 0 | 359,683 | 359,683 | 0 |
| 8169004030 | 0 | 0 | 480,856 | 480,856 | 0 |
| 8169004032 | 0 | 0 | 139,877 | 139,877 | 0 |
| 8169004042 | 0 | 0 | 170,292 | 170,292 | 0 |
| 8169004043 | 0 | 0 | 11,065 | 11,065 | 0 |
| 8169004044 | 0 | 0 | 1,504,482 | 1,504,482 | 0 |
| 8169004045 | 0 | 0 | 471,959 | 471,959 | 0 |
| 8169004046 | 0 | 0 | 0 | 0 | 0 |
| 8169004051 | 0 | 0 | 378,452 | 378,452 | 0 |
| 8169005001 | 0 | 0 | 18,158 | 18,158 | 0 |
| 8169005012 | 0 | 0 | 39,050 | 39,050 | 0 |
| 8169005017 | 0 | 0 | 66,048 | 66,048 | 0 |
| 8169005019 | 0 | 0 | 15,000 | 15,000 | 0 |
| 8169005020 | 0 | 0 | 95,400 | 95,400 | 0 |
| 8169005028 | 0 | 0 | 53,966 | 53,966 | 0 |
| 8169005029 | 0 | 0 | 6,500 | 6,500 | 0 |
| 8169005030 | 0 | 0 | 7,000 | 7,000 | 0 |
| 8169005031 | 0 | 0 | 216,394 | 216,394 | 0 |
| 8169005033 | 0 | 0 | 323,089 | 323,089 | 0 |
| 8169005034 | 0 | 0 | 21,000 | 21,000 | 0 |
| 8169005036 | 0 | 0 | 38,207 | 38,207 | 0 |
| 8169007001 | 0 | 0 | 205,755 | 205,755 | 0 |
| 8169007004 | 0 | 0 | 71,000 | 71,000 | 0 |
| 8169007012 | 0 | 0 | 42,447 | 42,447 | 0 |
| 8169007014 | 0 | 0 | 46,750 | 46,750 | 0 |
| 8169007015 | 0 | 0 | 37,906 | 37,906 | 0 |
| 8169007020 | 0 | 0 | 6,200 | 6,200 | 0 |
| 8169007021 | 0 | 0 | 34,681 | 34,681 | 0 |
| 8169007022 | 0 | 0 | 282,958 | 282,958 | 0 |
| 8169007023 | 0 | 0 | 88,845 | 88,845 | 0 |
| 8169007024 | 0 | 0 | 15,750 | 15,750 | 0 |
| 8169007025 | 0 | 0 | 147,631 | 147,631 | 0 |
| 8169007027 | 0 | 0 | 52,562 | 52,562 | 0 |
| 8169007028 | 0 | 0 | 65,828 | 65,828 | 0 |
| 8169007029 | 0 | 0 | 10,857 | 10,857 | 0 |
| 8169007030 | 0 | 0 | 7,524 | 7,524 | 0 |
| 8169007032 | 0 | 0 | 110,448 | 110,448 | 0 |
| 8169007033 | 0 | 0 | 17,678 | 17,678 | 0 |
| 8169007034 | 0 | 0 | 4,213 | 4,213 | 0 |
| 8169007035 | 0 | 0 | 5,500 | 5,500 | 0 |
| 8169007036 | 0 | 0 | 8,000 | 8,000 | 0 |
| 8169007037 | 0 | 0 | 118,104 | 118,104 | 0 |
| 8169007038 | 0 | 0 | 103,955 | 103,955 | 0 |
| 8169008002 | 0 | 0 | 10,980 | 10,980 | 0 |
| 8169008014 | 0 | 0 | 349,159 | 349,159 | 0 |
| 8169008017 | 0 | 0 | 47,838 | 47,838 | 0 |
| 8169008018 | 0 | 0 | 96,735 | 96,735 | 0 |
| 8169011021 | 0 | 0 | 10,000 | 10,000 | 0 |
| 8169011022 | 0 | 0 | 35,000 | 35,000 | 0 |
| 8169011023 | 0 | 0 | 2,257 | 2,257 | 0 |
| 8169011024 | 0 | 0 | 25,000 | 25,000 | 0 |
| 8169011028 | 0 | 0 | 81,400 | 81,400 | 0 |
| 8169011029 | 0 | 0 | 74,733 | 74,733 | 0 |
| 8169011030 | 0 | 0 | 5,420 | 5,420 | 0 |
| 8169011031 | 0 | 0 | 24,699 | 24,699 | 0 |
| 8169011037 | 0 | 0 | 186,839 | 186,839 | 0 |
| 8169021029 | 0 | 0 | 5,000 | 5,000 | 0 |
| 8169027047 | 0 | 0 | 82,147 | 82,147 | 0 |
| 8169027048 | 0 | 0 | 93,265 | 93,265 | 0 |
| TOTAL: | 0 | 0 | 17,478,952 | 17,478,952 | 0 |

Statement of Objections to the Proposed
Santa Fe Springs Washington Boulevard
Project Area Amendment No. 2

June 2009

Santa Fe Springs - Amendment No. 2 Washington Boulevard Redevelopment Project Area

2006-07 Assessed Values - Unsecured

| <u>AIN</u> | <u>Land Value</u> | <u>Improvement Value</u> | <u>Personal Property Value</u> | <u>ASSESSED VALUE</u> | <u>Exempt Values</u> |
|------------|-------------------|--------------------------|--------------------------------|-----------------------|----------------------|
| 8168014011 | 0 | 0 | 56,972 | 56,972 | 0 |
| 8168014012 | 0 | 0 | 26,900 | 26,900 | 0 |
| 8168014013 | 0 | 0 | 10,650 | 10,650 | 0 |
| 8168014014 | 0 | 0 | 1,118,137 | 1,118,137 | 0 |
| 8168014015 | 0 | 0 | 35,811 | 35,811 | 0 |
| 8168014016 | 0 | 0 | 141,704 | 141,704 | 0 |
| 8168014017 | 0 | 0 | 78,650 | 78,650 | 0 |
| 8168014018 | 0 | 0 | 22,000 | 22,000 | 0 |
| 8168014019 | 0 | 0 | 82,500 | 82,500 | 0 |
| 8168014021 | 0 | 0 | 513,344 | 513,344 | 0 |
| 8168014022 | 0 | 0 | 103,327 | 103,327 | 0 |
| 8168014023 | 0 | 0 | 41,814 | 41,814 | 0 |
| 8168014024 | 0 | 0 | 394,275 | 394,275 | 0 |
| 8168015002 | 0 | 0 | 48,500 | 48,500 | 0 |
| 8168015007 | 0 | 0 | 278,311 | 278,311 | 0 |
| 8168015011 | 0 | 0 | 20,000 | 20,000 | 0 |
| 8168015013 | 0 | 0 | 31,574 | 31,574 | 0 |
| 8168015016 | 0 | 0 | 77,057 | 77,057 | 0 |
| 8168015017 | 0 | 0 | 24,659 | 24,659 | 0 |
| 8168015023 | 0 | 0 | 169,471 | 169,471 | 0 |
| 8168015046 | 0 | 0 | 20,698 | 20,698 | 0 |
| 8168015047 | 0 | 0 | 61,600 | 61,600 | 0 |
| 8168015049 | 0 | 0 | 8,620 | 8,620 | 0 |
| 8168015051 | 0 | 0 | 132,000 | 132,000 | 0 |
| 8168015052 | 0 | 0 | 54,172 | 54,172 | 0 |
| 8168023002 | 0 | 0 | 63,262 | 63,262 | 0 |
| 8168023025 | 0 | 0 | 37,706 | 37,706 | 0 |
| 8168023030 | 0 | 0 | 62,374 | 62,374 | 0 |
| 8168023031 | 0 | 0 | 221,680 | 221,680 | 0 |
| 8168023032 | 0 | 0 | 85,954 | 85,954 | 0 |
| 8168023035 | 0 | 0 | 429,983 | 429,983 | 0 |
| 8168023037 | 0 | 0 | 30,131 | 30,131 | 0 |
| 8168023039 | 0 | 0 | 380,968 | 380,968 | 0 |
| 8168023041 | 0 | 0 | 297,592 | 297,592 | 0 |
| 8168023042 | 0 | 0 | 19,555 | 19,555 | 0 |
| 8168023043 | 0 | 0 | 7,714 | 7,714 | 0 |
| 8168023046 | 0 | 0 | 16,193 | 16,193 | 0 |
| 8168024003 | 0 | 0 | 61,217 | 61,217 | 0 |
| 8168024006 | 0 | 0 | 69,300 | 69,300 | 0 |
| 8168024007 | 0 | 0 | 59,534 | 59,534 | 0 |
| 8168024008 | 0 | 0 | 298,716 | 298,716 | 0 |
| 8168024009 | 0 | 0 | 229,445 | 229,445 | 0 |
| 8168024010 | 0 | 0 | 25,000 | 25,000 | 0 |
| 8168024011 | 0 | 0 | 34,023 | 34,023 | 0 |
| 8168024012 | 0 | 0 | 1,479,788 | 1,479,788 | 0 |
| 8168024013 | 0 | 0 | 20,000 | 20,000 | 20,000 |
| 8168026005 | 0 | 0 | 62,841 | 62,841 | 0 |
| 8168026007 | 0 | 0 | 44,950 | 44,950 | 0 |
| 8168026008 | 0 | 0 | 3,000 | 3,000 | 0 |
| 8168026012 | 0 | 0 | 22,000 | 22,000 | 0 |
| 8168026015 | 0 | 0 | 46,488 | 46,488 | 0 |
| 8168026016 | 0 | 0 | 10,000 | 10,000 | 0 |
| 8168026017 | 0 | 0 | 408,100 | 408,100 | 0 |
| 8168026026 | 0 | 0 | 16,000 | 16,000 | 0 |
| 8168026028 | 0 | 0 | 19,000 | 19,000 | 0 |
| 8168026038 | 0 | 0 | 45,000 | 45,000 | 0 |
| 8168026040 | 0 | 0 | 120,947 | 120,947 | 0 |
| 8168026041 | 0 | 0 | 131,048 | 131,048 | 0 |
| 8168026042 | 0 | 0 | 6,000 | 6,000 | 0 |
| 8168026043 | 0 | 0 | 38,494 | 38,494 | 0 |
| 8168026045 | 0 | 0 | 47,490 | 47,490 | 0 |
| 8169001016 | 0 | 0 | 115,431 | 115,431 | 0 |
| 8169002005 | 0 | 0 | 564,837 | 564,837 | 0 |
| 8169002008 | 0 | 0 | 80,422 | 80,422 | 0 |
| 8169002009 | 0 | 0 | 38,052 | 38,052 | 0 |
| 8169002011 | 0 | 0 | 6,445 | 6,445 | 0 |
| 8169002014 | 0 | 0 | 440,465 | 440,465 | 0 |
| 8169002015 | 0 | 0 | 16,436 | 16,436 | 0 |
| 8169002016 | 0 | 0 | 10,000 | 10,000 | 0 |
| 8169002023 | 0 | 0 | 3,715 | 3,715 | 0 |
| 8169002026 | 0 | 0 | 36,600 | 36,600 | 0 |
| 8169002028 | 0 | 0 | 16,000 | 16,000 | 0 |
| 8169002029 | 0 | 0 | 84,694 | 84,694 | 0 |
| 8169002031 | 0 | 0 | 42,940 | 42,940 | 0 |
| 8169002032 | 0 | 0 | 116,259 | 116,259 | 0 |
| 8169002033 | 0 | 0 | 4,500 | 4,500 | 0 |
| 8169002035 | 0 | 0 | 17,000 | 17,000 | 0 |
| 8169002036 | 0 | 0 | 4,976 | 4,976 | 0 |
| 8169003009 | 0 | 0 | 10,000 | 10,000 | 0 |
| 8169003012 | 0 | 0 | 10,482 | 10,482 | 0 |
| 8169003013 | 0 | 0 | 28,327 | 28,327 | 0 |
| 8169003017 | 0 | 0 | 2,700 | 2,700 | 0 |

Statement of Objections to the Proposed
Santa Fe Springs Washington Boulevard
Project Area Amendment No. 2

June 2009

**Santa Fe Springs - Amendment No. 2 Washington Boulevard Redevelopment Project Area
2006-07 Assessed Values - Unsecured**

| AIN | Land Value | Improvement Value | Personal Property Value | ASSESSED VALUE | Exempt Values |
|---------------|------------|-------------------|-------------------------|-------------------|---------------|
| 8169003018 | 0 | 0 | 189,053 | 189,053 | 0 |
| 8169003019 | 0 | 0 | 38,033 | 38,033 | 0 |
| 8169003026 | 0 | 0 | 106,817 | 106,817 | 0 |
| 8169003027 | 0 | 0 | 35,502 | 35,502 | 0 |
| 8169003032 | 0 | 0 | 59,046 | 59,046 | 0 |
| 8169003035 | 0 | 0 | 73,066 | 73,066 | 0 |
| 8169003042 | 0 | 0 | 3,430 | 3,430 | 0 |
| 8169003043 | 0 | 0 | 184,423 | 184,423 | 0 |
| 8169003044 | 0 | 0 | 48,242 | 48,242 | 0 |
| 8169003045 | 0 | 0 | 1,213,116 | 1,213,116 | 0 |
| 8169004002 | 0 | 0 | 2,500 | 2,500 | 0 |
| 8169004003 | 0 | 0 | 31,800 | 31,800 | 0 |
| 8169004004 | 0 | 0 | 79,711 | 79,711 | 0 |
| 8169004006 | 0 | 0 | 61,707 | 61,707 | 0 |
| 8169004011 | 0 | 0 | 9,060 | 9,060 | 0 |
| 8169004012 | 0 | 0 | 28,269 | 28,269 | 0 |
| 8169004028 | 0 | 0 | 229,274 | 229,274 | 0 |
| 8169004030 | 0 | 0 | 373,812 | 373,812 | 0 |
| 8169004032 | 0 | 0 | 131,716 | 131,716 | 0 |
| 8169004042 | 0 | 0 | 110,174 | 110,174 | 0 |
| 8169004043 | 0 | 0 | 10,442 | 10,442 | 0 |
| 8169004044 | 0 | 0 | 1,408,895 | 1,408,895 | 0 |
| 8169004045 | 0 | 0 | 468,936 | 468,936 | 0 |
| 8169004046 | 0 | 0 | 0 | 0 | 0 |
| 8169004051 | 0 | 0 | 343,780 | 343,780 | 0 |
| 8169005012 | 0 | 0 | 39,050 | 39,050 | 0 |
| 8169005017 | 0 | 0 | 63,319 | 63,319 | 0 |
| 8169005019 | 0 | 0 | 15,000 | 15,000 | 0 |
| 8169005020 | 0 | 0 | 114,928 | 114,928 | 0 |
| 8169005028 | 0 | 0 | 17,092 | 17,092 | 0 |
| 8169005029 | 0 | 0 | 6,500 | 6,500 | 0 |
| 8169005030 | 0 | 0 | 7,000 | 7,000 | 0 |
| 8169005031 | 0 | 0 | 169,270 | 169,270 | 0 |
| 8169005033 | 0 | 0 | 307,264 | 307,264 | 0 |
| 8169005034 | 0 | 0 | 21,000 | 21,000 | 0 |
| 8169005036 | 0 | 0 | 48,937 | 48,937 | 0 |
| 8169007001 | 0 | 0 | 198,546 | 198,546 | 0 |
| 8169007004 | 0 | 0 | 70,211 | 70,211 | 0 |
| 8169007012 | 0 | 0 | 40,437 | 40,437 | 0 |
| 8169007014 | 0 | 0 | 39,785 | 39,785 | 0 |
| 8169007015 | 0 | 0 | 32,014 | 32,014 | 0 |
| 8169007020 | 0 | 0 | 6,200 | 6,200 | 0 |
| 8169007021 | 0 | 0 | 33,341 | 33,341 | 0 |
| 8169007022 | 0 | 0 | 295,636 | 295,636 | 0 |
| 8169007023 | 0 | 0 | 33,582 | 33,582 | 0 |
| 8169007024 | 0 | 0 | 15,750 | 15,750 | 0 |
| 8169007025 | 0 | 0 | 136,038 | 136,038 | 0 |
| 8169007027 | 0 | 0 | 51,463 | 51,463 | 0 |
| 8169007028 | 0 | 0 | 63,028 | 63,028 | 0 |
| 8169007029 | 0 | 0 | 10,857 | 10,857 | 0 |
| 8169007030 | 0 | 0 | 24,264 | 24,264 | 0 |
| 8169007032 | 0 | 0 | 159,591 | 159,591 | 0 |
| 8169007033 | 0 | 0 | 18,000 | 18,000 | 0 |
| 8169007034 | 0 | 0 | 4,213 | 4,213 | 0 |
| 8169007035 | 0 | 0 | 5,000 | 5,000 | 0 |
| 8169007036 | 0 | 0 | 8,000 | 8,000 | 0 |
| 8169007037 | 0 | 0 | 243,750 | 243,750 | 0 |
| 8169007038 | 0 | 0 | 76,455 | 76,455 | 0 |
| 8169008002 | 0 | 0 | 10,980 | 10,980 | 0 |
| 8169008014 | 0 | 0 | 301,856 | 301,856 | 0 |
| 8169008017 | 0 | 0 | 44,358 | 44,358 | 0 |
| 8169008018 | 0 | 0 | 143,793 | 143,793 | 0 |
| 8169008020 | 0 | 0 | 20,986 | 20,986 | 0 |
| 8169011021 | 0 | 0 | 10,000 | 10,000 | 0 |
| 8169011022 | 0 | 0 | 35,000 | 35,000 | 0 |
| 8169011023 | 0 | 0 | 2,257 | 2,257 | 0 |
| 8169011024 | 0 | 0 | 25,000 | 25,000 | 0 |
| 8169011029 | 0 | 0 | 68,888 | 68,888 | 0 |
| 8169011030 | 0 | 0 | 3,000 | 3,000 | 0 |
| 8169011031 | 0 | 0 | 28,249 | 28,249 | 0 |
| 8169011037 | 0 | 0 | 209,000 | 209,000 | 0 |
| 8169021029 | 0 | 0 | 45,912 | 45,912 | 0 |
| 8169027046 | 0 | 0 | 25,604 | 25,604 | 0 |
| 8169027047 | 0 | 0 | 97,471 | 97,471 | 0 |
| 8169027048 | 0 | 0 | 24,653 | 24,653 | 0 |
| TOTAL: | 0 | 0 | 18,867,850 | 18,867,850 | 20,000 |

Statement of Objections to the Proposed
Santa Fe Springs Washington Boulevard
Project Area Amendment No. 2

June 2009

**Santa Fe Springs - Amendment No. 2 Washington Boulevard Redevelopment Project Area
2007-08 Assessed Values - Unsecured**

| AIN | Land Value | Improvement Value | Personal Property Value | ASSESSED VALUE | Exempt Values |
|------------|------------|-------------------|-------------------------|----------------|---------------|
| 8168014011 | 0 | 0 | 2,937 | 2,937 | 0 |
| 8168014012 | 0 | 0 | 21,400 | 21,400 | 0 |
| 8168014013 | 0 | 0 | 31,462 | 31,462 | 0 |
| 8168014014 | 0 | 0 | 1,389,053 | 1,389,053 | 0 |
| 8168014015 | 0 | 0 | 35,512 | 35,512 | 0 |
| 8168014016 | 0 | 0 | 100,531 | 100,531 | 0 |
| 8168014017 | 0 | 0 | 75,050 | 75,050 | 0 |
| 8168014018 | 0 | 0 | 25,000 | 25,000 | 0 |
| 8168014019 | 0 | 0 | 308,694 | 308,694 | 0 |
| 8168014020 | 0 | 0 | 39,042 | 39,042 | 0 |
| 8168014021 | 0 | 0 | 569,716 | 569,716 | 0 |
| 8168014022 | 0 | 0 | 76,080 | 76,080 | 0 |
| 8168014023 | 0 | 0 | 84,945 | 84,945 | 0 |
| 8168014024 | 0 | 0 | 329,687 | 329,687 | 0 |
| 8168015002 | 0 | 0 | 8,000 | 8,000 | 0 |
| 8168015007 | 0 | 0 | 303,611 | 303,611 | 0 |
| 8168015011 | 0 | 0 | 5,963 | 5,963 | 0 |
| 8168015013 | 0 | 0 | 31,495 | 31,495 | 0 |
| 8168015016 | 0 | 0 | 74,302 | 74,302 | 0 |
| 8168015017 | 0 | 0 | 24,659 | 24,659 | 0 |
| 8168015023 | 0 | 0 | 179,928 | 179,928 | 0 |
| 8168015046 | 0 | 0 | 20,698 | 20,698 | 0 |
| 8168015047 | 0 | 0 | 67,760 | 67,760 | 0 |
| 8168015049 | 0 | 0 | 8,620 | 8,620 | 0 |
| 8168015051 | 0 | 0 | 16,500 | 16,500 | 0 |
| 8168015052 | 0 | 0 | 54,172 | 54,172 | 0 |
| 8168023002 | 0 | 0 | 66,430 | 66,430 | 0 |
| 8168023025 | 0 | 0 | 30,064 | 30,064 | 0 |
| 8168023028 | 0 | 0 | 304,520 | 304,520 | 0 |
| 8168023030 | 0 | 0 | 83,806 | 83,806 | 0 |
| 8168023031 | 0 | 0 | 204,548 | 204,548 | 0 |
| 8168023032 | 0 | 0 | 57,312 | 57,312 | 0 |
| 8168023035 | 0 | 0 | 1,263,555 | 1,263,555 | 0 |
| 8168023037 | 0 | 0 | 26,574 | 26,574 | 0 |
| 8168023039 | 0 | 0 | 362,770 | 362,770 | 0 |
| 8168023041 | 0 | 0 | 523,212 | 523,212 | 0 |
| 8168023042 | 0 | 0 | 3,988 | 3,988 | 0 |
| 8168023046 | 0 | 0 | 725,352 | 725,352 | 0 |
| 8168024003 | 0 | 0 | 41,271 | 41,271 | 0 |
| 8168024006 | 0 | 0 | 110,000 | 110,000 | 0 |
| 8168024007 | 0 | 0 | 62,916 | 62,916 | 0 |
| 8168024008 | 0 | 0 | 268,397 | 268,397 | 0 |
| 8168024009 | 0 | 0 | 229,660 | 229,660 | 0 |
| 8168024010 | 0 | 0 | 25,000 | 25,000 | 0 |
| 8168024011 | 0 | 0 | 32,192 | 32,192 | 0 |
| 8168024012 | 0 | 0 | 1,414,982 | 1,414,982 | 0 |
| 8168024013 | 0 | 0 | 28,732 | 28,732 | 20,000 |
| 8168026005 | 0 | 0 | 65,374 | 65,374 | 0 |
| 8168026007 | 0 | 0 | 46,600 | 46,600 | 0 |
| 8168026012 | 0 | 0 | 24,200 | 24,200 | 0 |
| 8168026015 | 0 | 0 | 45,260 | 45,260 | 0 |
| 8168026016 | 0 | 0 | 10,000 | 10,000 | 0 |
| 8168026028 | 0 | 0 | 19,000 | 19,000 | 0 |
| 8168026038 | 0 | 0 | 45,000 | 45,000 | 0 |
| 8168026040 | 0 | 0 | 120,997 | 120,997 | 0 |
| 8168026041 | 0 | 0 | 130,137 | 130,137 | 0 |
| 8168026042 | 0 | 0 | 6,000 | 6,000 | 0 |
| 8168026043 | 0 | 0 | 38,494 | 38,494 | 0 |
| 8168026045 | 0 | 0 | 75,173 | 75,173 | 0 |
| 8169001016 | 0 | 0 | 31,901 | 31,901 | 0 |
| 8169002005 | 0 | 0 | 780,532 | 780,532 | 0 |
| 8169002008 | 0 | 0 | 78,481 | 78,481 | 0 |
| 8169002009 | 0 | 0 | 31,911 | 31,911 | 0 |
| 8169002011 | 0 | 0 | 2,000 | 2,000 | 0 |
| 8169002014 | 0 | 0 | 174,933 | 174,933 | 0 |
| 8169002015 | 0 | 0 | 16,400 | 16,400 | 0 |
| 8169002016 | 0 | 0 | 12,500 | 12,500 | 0 |
| 8169002023 | 0 | 0 | 3,715 | 3,715 | 0 |
| 8169002025 | 0 | 0 | 34,960 | 34,960 | 0 |
| 8169002026 | 0 | 0 | 30,295 | 30,295 | 0 |
| 8169002028 | 0 | 0 | 16,000 | 16,000 | 0 |
| 8169002029 | 0 | 0 | 47,344 | 47,344 | 0 |
| 8169002031 | 0 | 0 | 42,940 | 42,940 | 0 |
| 8169002032 | 0 | 0 | 104,369 | 104,369 | 0 |
| 8169002033 | 0 | 0 | 4,500 | 4,500 | 0 |
| 8169002035 | 0 | 0 | 17,000 | 17,000 | 0 |
| 8169003009 | 0 | 0 | 10,000 | 10,000 | 0 |
| 8169003012 | 0 | 0 | 10,482 | 10,482 | 0 |
| 8169003013 | 0 | 0 | 23,667 | 23,667 | 0 |
| 8169003018 | 0 | 0 | 155,457 | 155,457 | 0 |

Statement of Objections to the Proposed
Santa Fe Springs Washington Boulevard
Project Area Amendment No. 2

June 2009

**Santa Fe Springs - Amendment No. 2 Washington Boulevard Redevelopment Project Area
2007-08 Assessed Values - Unsecured**

| AIN | Land Value | Improvement Value | Personal Property Value | ASSESSED VALUE | Exempt Values |
|---------------|------------|-------------------|-------------------------|-------------------|---------------|
| 8169003019 | 0 | 0 | 39,492 | 39,492 | 0 |
| 8169003026 | 0 | 0 | 11,886 | 11,886 | 0 |
| 8169003027 | 0 | 0 | 35,502 | 35,502 | 0 |
| 8169003032 | 0 | 0 | 39,146 | 39,146 | 0 |
| 8169003035 | 0 | 0 | 80,208 | 80,208 | 0 |
| 8169003041 | 0 | 0 | 31,623 | 31,623 | 0 |
| 8169003043 | 0 | 0 | 298,639 | 298,639 | 0 |
| 8169003044 | 0 | 0 | 43,827 | 43,827 | 0 |
| 8169003045 | 0 | 0 | 349,218 | 349,218 | 0 |
| 8169004002 | 0 | 0 | 2,500 | 2,500 | 0 |
| 8169004003 | 0 | 0 | 61,848 | 61,848 | 0 |
| 8169004004 | 0 | 0 | 69,425 | 69,425 | 0 |
| 8169004006 | 0 | 0 | 59,765 | 59,765 | 0 |
| 8169004011 | 0 | 0 | 7,156 | 7,156 | 0 |
| 8169004028 | 0 | 0 | 551,670 | 551,670 | 0 |
| 8169004030 | 0 | 0 | 533,653 | 533,653 | 0 |
| 8169004032 | 0 | 0 | 127,544 | 127,544 | 0 |
| 8169004042 | 0 | 0 | 144,816 | 144,816 | 0 |
| 8169004044 | 0 | 0 | 1,395,108 | 1,395,108 | 0 |
| 8169004045 | 0 | 0 | 667,396 | 667,396 | 0 |
| 8169004046 | 0 | 0 | 0 | 0 | 0 |
| 8169004051 | 0 | 0 | 338,020 | 338,020 | 0 |
| 8169005001 | 0 | 0 | 15,000 | 15,000 | 0 |
| 8169005012 | 0 | 0 | 39,050 | 39,050 | 0 |
| 8169005017 | 0 | 0 | 59,309 | 59,309 | 0 |
| 8169005019 | 0 | 0 | 15,000 | 15,000 | 0 |
| 8169005020 | 0 | 0 | 169,926 | 169,926 | 0 |
| 8169005028 | 0 | 0 | 15,940 | 15,940 | 0 |
| 8169005029 | 0 | 0 | 6,500 | 6,500 | 0 |
| 8169005030 | 0 | 0 | 7,000 | 7,000 | 0 |
| 8169005031 | 0 | 0 | 135,085 | 135,085 | 0 |
| 8169005033 | 0 | 0 | 297,448 | 297,448 | 0 |
| 8169005034 | 0 | 0 | 21,000 | 21,000 | 0 |
| 8169005036 | 0 | 0 | 15,367 | 15,367 | 0 |
| 8169007001 | 0 | 0 | 222,470 | 222,470 | 0 |
| 8169007004 | 0 | 0 | 64,610 | 64,610 | 0 |
| 8169007012 | 0 | 0 | 40,453 | 40,453 | 0 |
| 8169007014 | 0 | 0 | 34,421 | 34,421 | 0 |
| 8169007015 | 0 | 0 | 36,300 | 36,300 | 0 |
| 8169007020 | 0 | 0 | 6,200 | 6,200 | 0 |
| 8169007021 | 0 | 0 | 31,163 | 31,163 | 0 |
| 8169007022 | 0 | 0 | 144,987 | 144,987 | 0 |
| 8169007023 | 0 | 0 | 116,693 | 116,693 | 0 |
| 8169007024 | 0 | 0 | 15,750 | 15,750 | 0 |
| 8169007025 | 0 | 0 | 140,695 | 140,695 | 0 |
| 8169007026 | 0 | 0 | 14,300 | 14,300 | 0 |
| 8169007027 | 0 | 0 | 46,713 | 46,713 | 0 |
| 8169007028 | 0 | 0 | 137,474 | 137,474 | 0 |
| 8169007029 | 0 | 0 | 10,857 | 10,857 | 0 |
| 8169007030 | 0 | 0 | 10,000 | 10,000 | 0 |
| 8169007032 | 0 | 0 | 97,062 | 97,062 | 0 |
| 8169007033 | 0 | 0 | 18,000 | 18,000 | 0 |
| 8169007034 | 0 | 0 | 4,213 | 4,213 | 0 |
| 8169007035 | 0 | 0 | 122,418 | 122,418 | 0 |
| 8169007036 | 0 | 0 | 8,000 | 8,000 | 0 |
| 8169007037 | 0 | 0 | 33,022 | 33,022 | 0 |
| 8169007038 | 0 | 0 | 157,058 | 157,058 | 0 |
| 8169008002 | 0 | 0 | 10,980 | 10,980 | 0 |
| 8169008014 | 0 | 0 | 295,283 | 295,283 | 0 |
| 8169008017 | 0 | 0 | 41,128 | 41,128 | 0 |
| 8169008018 | 0 | 0 | 94,303 | 94,303 | 0 |
| 8169011021 | 0 | 0 | 10,000 | 10,000 | 0 |
| 8169011022 | 0 | 0 | 35,000 | 35,000 | 0 |
| 8169011023 | 0 | 0 | 2,257 | 2,257 | 0 |
| 8169011024 | 0 | 0 | 25,000 | 25,000 | 0 |
| 8169011029 | 0 | 0 | 63,733 | 63,733 | 0 |
| 8169011030 | 0 | 0 | 14,982 | 14,982 | 0 |
| 8169011031 | 0 | 0 | 28,249 | 28,249 | 0 |
| 8169011037 | 0 | 0 | 164,776 | 164,776 | 0 |
| 8169021029 | 0 | 0 | 49,467 | 49,467 | 0 |
| 8169027046 | 0 | 0 | 22,110 | 22,110 | 0 |
| 8169027047 | 0 | 0 | 99,618 | 99,618 | 0 |
| 8169027048 | 0 | 0 | 81,899 | 81,899 | 0 |
| TOTAL: | 0 | 0 | 20,242,431 | 20,242,431 | 20,000 |

Statement of Objections to the Proposed
Santa Fe Springs Washington Boulevard
Project Area Amendment No. 2

June 2009

Santa Fe Springs - Amendment No. 2 Washington Boulevard Redevelopment Project Area
2008-09 Assessed Values - Unsecured

| <u>AIN</u> | <u>Land Value</u> | <u>Improvement Value</u> | <u>Personal Property Value</u> | <u>ASSESSED VALUE</u> | <u>Exempt Values</u> |
|------------|-------------------|--------------------------|--------------------------------|-----------------------|----------------------|
| 8168014011 | 0 | 0 | 45,525 | 45,525 | 0 |
| 8168014012 | 0 | 0 | 5,000 | 5,000 | 0 |
| 8168014013 | 0 | 0 | 28,558 | 28,558 | 0 |
| 8168014014 | 0 | 0 | 1,385,628 | 1,385,628 | 0 |
| 8168014015 | 0 | 0 | 100 | 100 | 0 |
| 8168014016 | 0 | 0 | 110,000 | 110,000 | 0 |
| 8168014017 | 0 | 0 | 33,000 | 33,000 | 0 |
| 8168014018 | 0 | 0 | 25,000 | 25,000 | 0 |
| 8168014019 | 0 | 0 | 339,394 | 339,394 | 0 |
| 8168014020 | 0 | 0 | 38,623 | 38,623 | 0 |
| 8168014021 | 0 | 0 | 570,518 | 570,518 | 0 |
| 8168014022 | 0 | 0 | 69,584 | 69,584 | 0 |
| 8168014023 | 0 | 0 | 41,019 | 41,019 | 0 |
| 8168014024 | 0 | 0 | 372,690 | 372,690 | 0 |
| 8168015002 | 0 | 0 | 8,800 | 8,800 | 0 |
| 8168015007 | 0 | 0 | 303,611 | 303,611 | 0 |
| 8168015011 | 0 | 0 | 6,237 | 6,237 | 0 |
| 8168015013 | 0 | 0 | 33,799 | 33,799 | 0 |
| 8168015016 | 0 | 0 | 77,740 | 77,740 | 0 |
| 8168015017 | 0 | 0 | 7,659 | 7,659 | 0 |
| 8168015023 | 0 | 0 | 176,239 | 176,239 | 0 |
| 8168015046 | 0 | 0 | 20,698 | 20,698 | 0 |
| 8168015047 | 0 | 0 | 67,760 | 67,760 | 0 |
| 8168015049 | 0 | 0 | 8,540 | 8,540 | 0 |
| 8168015051 | 0 | 0 | 16,500 | 16,500 | 0 |
| 8168015052 | 0 | 0 | 54,172 | 54,172 | 0 |
| 8168023001 | 0 | 0 | 3,000 | 3,000 | 0 |
| 8168023002 | 0 | 0 | 65,454 | 65,454 | 0 |
| 8168023003 | 0 | 0 | 36,458 | 36,458 | 0 |
| 8168023025 | 0 | 0 | 27,778 | 27,778 | 0 |
| 8168023030 | 0 | 0 | 73,528 | 73,528 | 0 |
| 8168023031 | 0 | 0 | 193,926 | 193,926 | 0 |
| 8168023032 | 0 | 0 | 35,207 | 35,207 | 0 |
| 8168023035 | 0 | 0 | 770,000 | 770,000 | 0 |
| 8168023037 | 0 | 0 | 24,065 | 24,065 | 0 |
| 8168023039 | 0 | 0 | 442,689 | 442,689 | 0 |
| 8168023041 | 0 | 0 | 27,500 | 27,500 | 0 |
| 8168023042 | 0 | 0 | 8,786 | 8,786 | 0 |
| 8168023046 | 0 | 0 | 1,525,956 | 1,525,956 | 0 |
| 8168023049 | 0 | 0 | 15,635 | 15,635 | 0 |
| 8168024003 | 0 | 0 | 47,210 | 47,210 | 0 |
| 8168024006 | 0 | 0 | 24,024 | 24,024 | 0 |
| 8168024007 | 0 | 0 | 61,347 | 61,347 | 0 |
| 8168024008 | 0 | 0 | 289,200 | 289,200 | 0 |
| 8168024009 | 0 | 0 | 223,130 | 223,130 | 0 |
| 8168024010 | 0 | 0 | 25,000 | 25,000 | 0 |
| 8168024011 | 0 | 0 | 42,330 | 42,330 | 0 |
| 8168024012 | 0 | 0 | 1,554,655 | 1,554,655 | 0 |
| 8168024013 | 0 | 0 | 24,861 | 24,861 | 20,000 |
| 8168026005 | 0 | 0 | 84,949 | 84,949 | 0 |
| 8168026007 | 0 | 0 | 46,600 | 46,600 | 0 |
| 8168026012 | 0 | 0 | 210,283 | 210,283 | 0 |
| 8168026015 | 0 | 0 | 329,836 | 329,836 | 0 |
| 8168026016 | 0 | 0 | 10,000 | 10,000 | 0 |
| 8168026017 | 0 | 0 | 13,778 | 13,778 | 0 |
| 8168026026 | 0 | 0 | 5,000 | 5,000 | 0 |
| 8168026028 | 0 | 0 | 19,000 | 19,000 | 0 |
| 8168026038 | 0 | 0 | 52,500 | 52,500 | 0 |
| 8168026040 | 0 | 0 | 107,096 | 107,096 | 0 |
| 8168026041 | 0 | 0 | 170,898 | 170,898 | 0 |
| 8168026042 | 0 | 0 | 71,486 | 71,486 | 0 |
| 8168026043 | 0 | 0 | 38,494 | 38,494 | 0 |
| 8168026045 | 0 | 0 | 76,812 | 76,812 | 0 |
| 8169002005 | 0 | 0 | 849,869 | 849,869 | 0 |
| 8169002008 | 0 | 0 | 79,200 | 79,200 | 0 |
| 8169002009 | 0 | 0 | 20,168 | 20,168 | 0 |
| 8169002011 | 0 | 0 | 5,171 | 5,171 | 0 |
| 8169002014 | 0 | 0 | 174,933 | 174,933 | 0 |
| 8169002015 | 0 | 0 | 5,000 | 5,000 | 0 |
| 8169002016 | 0 | 0 | 126,191 | 126,191 | 0 |
| 8169002023 | 0 | 0 | 3,715 | 3,715 | 0 |
| 8169002025 | 0 | 0 | 27,600 | 27,600 | 0 |
| 8169002026 | 0 | 0 | 39,976 | 39,976 | 0 |
| 8169002028 | 0 | 0 | 16,000 | 16,000 | 0 |
| 8169002029 | 0 | 0 | 50,547 | 50,547 | 0 |
| 8169002031 | 0 | 0 | 17,940 | 17,940 | 0 |
| 8169002032 | 0 | 0 | 100,201 | 100,201 | 0 |
| 8169002033 | 0 | 0 | 4,500 | 4,500 | 0 |
| 8169002035 | 0 | 0 | 17,000 | 17,000 | 0 |
| 8169003006 | 0 | 0 | 1,100 | 1,100 | 0 |
| 8169003009 | 0 | 0 | 10,000 | 10,000 | 0 |
| 8169003012 | 0 | 0 | 10,482 | 10,482 | 0 |

Statement of Objections to the Proposed
Santa Fe Springs Washington Boulevard
Project Area Amendment No. 2

June 2009

Santa Fe Springs - Amendment No. 2 Washington Boulevard Redevelopment Project Area
2008-09 Assessed Values - Unsecured

| <u>AIN</u> | <u>Land Value</u> | <u>Improvement Value</u> | <u>Personal Property Value</u> | <u>ASSESSED VALUE</u> | <u>Exempt Values</u> |
|---------------|-------------------|--------------------------|--------------------------------|-----------------------|----------------------|
| 8169003013 | 0 | 0 | 5,000 | 5,000 | 0 |
| 8169003018 | 0 | 0 | 165,466 | 165,466 | 0 |
| 8169003019 | 0 | 0 | 39,992 | 39,992 | 0 |
| 8169003026 | 0 | 0 | 11,886 | 11,886 | 0 |
| 8169003027 | 0 | 0 | 35,502 | 35,502 | 0 |
| 8169003031 | 0 | 0 | 30,000 | 30,000 | 0 |
| 8169003032 | 0 | 0 | 39,115 | 39,115 | 0 |
| 8169003034 | 0 | 0 | 20,112 | 20,112 | 0 |
| 8169003035 | 0 | 0 | 91,589 | 91,589 | 0 |
| 8169003041 | 0 | 0 | 466,327 | 466,327 | 0 |
| 8169003043 | 0 | 0 | 281,267 | 281,267 | 0 |
| 8169003044 | 0 | 0 | 2,544 | 2,544 | 0 |
| 8169003045 | 0 | 0 | 689,019 | 689,019 | 0 |
| 8169004002 | 0 | 0 | 2,500 | 2,500 | 0 |
| 8169004003 | 0 | 0 | 40,987 | 40,987 | 0 |
| 8169004006 | 0 | 0 | 59,602 | 59,602 | 0 |
| 8169004017 | 0 | 0 | 3,400 | 3,400 | 0 |
| 8169004028 | 0 | 0 | 580,366 | 580,366 | 0 |
| 8169004030 | 0 | 0 | 581,190 | 581,190 | 0 |
| 8169004032 | 0 | 0 | 123,337 | 123,337 | 0 |
| 8169004042 | 0 | 0 | 145,135 | 145,135 | 0 |
| 8169004043 | 0 | 0 | 3,107 | 3,107 | 0 |
| 8169004044 | 0 | 0 | 1,388,492 | 1,388,492 | 0 |
| 8169004045 | 0 | 0 | 736,010 | 736,010 | 0 |
| 8169004046 | 0 | 0 | 0 | 0 | 0 |
| 8169004051 | 0 | 0 | 589,744 | 589,744 | 0 |
| 8169005001 | 0 | 0 | 15,000 | 15,000 | 0 |
| 8169005012 | 0 | 0 | 39,050 | 39,050 | 0 |
| 8169005017 | 0 | 0 | 59,746 | 59,746 | 0 |
| 8169005019 | 0 | 0 | 15,000 | 15,000 | 0 |
| 8169005020 | 0 | 0 | 169,928 | 169,928 | 0 |
| 8169005029 | 0 | 0 | 6,500 | 6,500 | 0 |
| 8169005030 | 0 | 0 | 7,000 | 7,000 | 0 |
| 8169005031 | 0 | 0 | 141,247 | 141,247 | 0 |
| 8169005032 | 0 | 0 | 97,069 | 97,069 | 0 |
| 8169005033 | 0 | 0 | 568,009 | 568,009 | 0 |
| 8169005034 | 0 | 0 | 21,000 | 21,000 | 0 |
| 8169005036 | 0 | 0 | 38,501 | 38,501 | 0 |
| 8169007001 | 0 | 0 | 274,458 | 274,458 | 0 |
| 8169007004 | 0 | 0 | 58,911 | 58,911 | 0 |
| 8169007012 | 0 | 0 | 46,423 | 46,423 | 0 |
| 8169007014 | 0 | 0 | 30,006 | 30,006 | 0 |
| 8169007015 | 0 | 0 | 36,300 | 36,300 | 0 |
| 8169007020 | 0 | 0 | 6,200 | 6,200 | 0 |
| 8169007021 | 0 | 0 | 39,806 | 39,806 | 0 |
| 8169007022 | 0 | 0 | 175,041 | 175,041 | 0 |
| 8169007023 | 0 | 0 | 118,485 | 118,485 | 0 |
| 8169007024 | 0 | 0 | 15,750 | 15,750 | 0 |
| 8169007025 | 0 | 0 | 141,621 | 141,621 | 0 |
| 8169007026 | 0 | 0 | 62,572 | 62,572 | 0 |
| 8169007027 | 0 | 0 | 51,700 | 51,700 | 0 |
| 8169007028 | 0 | 0 | 86,798 | 86,798 | 0 |
| 8169007029 | 0 | 0 | 10,857 | 10,857 | 0 |
| 8169007030 | 0 | 0 | 10,000 | 10,000 | 0 |
| 8169007032 | 0 | 0 | 90,423 | 90,423 | 0 |
| 8169007033 | 0 | 0 | 18,000 | 18,000 | 0 |
| 8169007034 | 0 | 0 | 4,213 | 4,213 | 0 |
| 8169007035 | 0 | 0 | 122,136 | 122,136 | 0 |
| 8169007037 | 0 | 0 | 23,000 | 23,000 | 0 |
| 8169007038 | 0 | 0 | 255,138 | 255,138 | 0 |
| 8169008002 | 0 | 0 | 10,960 | 10,960 | 0 |
| 8169008014 | 0 | 0 | 292,206 | 292,206 | 0 |
| 8169008017 | 0 | 0 | 38,204 | 38,204 | 0 |
| 8169008018 | 0 | 0 | 93,727 | 93,727 | 0 |
| 8169011021 | 0 | 0 | 10,000 | 10,000 | 0 |
| 8169011023 | 0 | 0 | 35,000 | 35,000 | 0 |
| 8169011024 | 0 | 0 | 25,000 | 25,000 | 0 |
| 8169011028 | 0 | 0 | 22,000 | 22,000 | 0 |
| 8169011029 | 0 | 0 | 204,990 | 204,990 | 0 |
| 8169011030 | 0 | 0 | 16,200 | 16,200 | 0 |
| 8169011031 | 0 | 0 | 28,249 | 28,249 | 0 |
| 8169011037 | 0 | 0 | 166,653 | 166,653 | 0 |
| 8169021029 | 0 | 0 | 52,188 | 52,188 | 0 |
| 8169027046 | 0 | 0 | 21339 | 21339 | 0 |
| 8169027047 | 0 | 0 | 183297 | 183297 | 0 |
| 8169027048 | 0 | 0 | 19079 | 19079 | 0 |
| TOTAL: | 0 | 0 | 22,391,125 | 22,391,125 | 20,000 |

DECLARATION OF BULMARO D. BORRERO

I, Bulmaro D. Borrero, declare as follows:

1. I am employed by the Los Angeles County Office of Assessor as an Information Systems Supervisor I within the IT Financial and Property Data Sales section of the Information Technology Division. I make this declaration from personal knowledge of the facts set forth below, and from sources of official information, including the records of the Office of Assessor, upon which I regularly rely. If called as a witness, I could and would competently testify to the matters stated in this declaration.

2. The data compilation of assessed values for the Washington Boulevard Amendment No. 2 Project attached as Attachment 6 was derived, on or about the period May 27, 2009, through June 3, 2009, from the official assessment records regularly maintained by the County of Los Angeles Assessor's Office in accordance with law. Parcel numbers for fiscal year 2008-09 data were used, and additional parcel numbers were added or subtracted in prior roll years to adjust for subdivisions, consolidations, or other changes to parcels.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on June 22, 2009, at Los Angeles, California.


Bulmaro D. Borrero

Seifel Consulting Inc. Report

Memorandum

221 Main Street
Suite 420
San Francisco CA
94105

415.618.0700
fax 415.618.0707
www.seifel.com

Date: June 22, 2009

To: Robert T. Moran
Principal Analyst, Office of the Chief Executive
Los Angeles County

From: Pedro Peterson, Consultant
Seifel Consulting Inc.

Subject: Review of Blight Documentation included in the Preliminary Report for Amendment No. 2 to the Washington Boulevard Redevelopment Project Area

This memorandum includes a summary of Seifel Consulting's analysis of the proposed Amendment No. 2 to the Washington Boulevard Project Area (WBPA).

The Chief Executive Office of the County of Los Angeles requested that Seifel analyze the blight documentation and other information presented in the Report to Council and Preliminary Report to determine whether the City of Santa Fe Springs and the Santa Fe Community Development Commission (CDC) have complied with the California Redevelopment Law (CRL) requirements governing blight documentation and redevelopment plan amendment procedures.

Seifel Consulting conducted a windshield survey of Amendment Area No. 2 on June 15, 2009 and reviewed both the Preliminary Report and the Report to Council (hereafter, the "Reports"), which were distributed by the CDC. Seifel also reviewed the May 4, 2009 Draft Redevelopment Plan for Amendment No. 2 to the Washington Redevelopment Project (the "Plan Amendment"). The analysis and conclusions presented in this memorandum are based on the windshield survey and evaluation of the Reports and Draft Redevelopment Plan. Seifel Consulting reviewed the CDC's compliance with the procedural and documentation requirements for the Plan Amendment process, as specified in the CRL as amended by SB 1206 (Chapter 595, Statutes of 2006).

The memorandum is organized as follows:

- A. Executive Summary
- B. Lack of Evidence of Blight
- C. Summary of Seifel Field Survey
- D. Use of Outdated Blight Definitions in CDC Consultant's Survey
- E. Insufficient Documentation of Blight
- F. Large Non-Blighted Tracts Included without Sufficient Justification

- G. Non-Compliant Redevelopment Plan Time Limits
- H. Underestimated Tax Increment Revenue Projections
- I. Necessity for Redevelopment Not Demonstrated
- J. Lack of Compliance with Procedural Requirements

Appendix A: Seifel Consulting Inc. Qualifications

Please contact us if you have any questions or need further assistance.

A. Executive Summary

Seifel Consulting prepared this report summarizing our analysis of the CDC and City's compliance with the CRL regarding to Amendment No. 2 to the Washington Boulevard Redevelopment Project (the "Plan Amendment"). We conducted a field survey of the proposed area to be included in redevelopment and reviewed the Preliminary Report and Report to Council (Reports) for the Plan Amendment, distributed by the CDC. Our analysis evaluated the Reports' evidence in relationship to the requirements set forth in California Redevelopment Law (CRL) as amended by SB 1206 (Chapter 595, Statutes of 2006). We also reviewed the May 4, 2009 Draft Redevelopment Plan for Amendment No. 2 to the Washington Boulevard Redevelopment Project.

The proposed Plan Amendment would add 186.46 acres of land ("Amendment Area") generally located in the northern portion of the City to the existing 55-acre Washington Boulevard Project Area (WBPA).

Our field survey and analysis of the evidence presented in the Reports indicate that the requirements of the CRL concerning the existence of blight have not been met. Also, the City and CDC do not appear to be in compliance with several other CRL requirements and procedures. In summary, our findings are as follow:

- In many instances, the analysis presented in the Reports was not based on current CRL blighting definitions; rather the analysis was based on the more broad blight definitions in effect from 1994 through 2006.
- No physical condition is sufficiently documented in the Reports to support a finding of blight.
- No economic condition is sufficiently documented in the Reports to support a finding of blight.
- Seifel's field survey and analysis indicate that physical blighting conditions are not substantial and prevalent in the Amendment Area.
- Three large, non-blighted tracts of the WBPA appear to have been included solely for tax increment revenue collection.
- The time limits specified in the Redevelopment Plan Amendments are not in compliance with CRL-specified time limits.
- The tax increment projections substantially underestimate tax increment revenue, thereby underestimating the fiscal impact of the Plan Amendment on the County and other taxing entities.
- A Project Area Committee (PAC) was not formed, even though the CDC will have eminent domain authority over properties occupied by low and moderate-income residents.
- The necessity for redevelopment is not demonstrated.
- A review of the Report to Council indicates that several CRL-required procedural steps in the Plan Amendment process apparently were not met.

B. Lack of Evidence of Blight

The CRL requires that an area proposed to be added to a redevelopment plan meet the same legal eligibility requirements as a new project area. Pursuant to CRL Section 33030, an added area must be both predominantly urbanized and characterized by one or more conditions of physical blight and one or more conditions of economic blight. Also, the added area must be an area in

which the combination of physical and economic blighting conditions are so prevalent and so substantial that it constitutes a serious burden on the community that cannot reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without redevelopment.

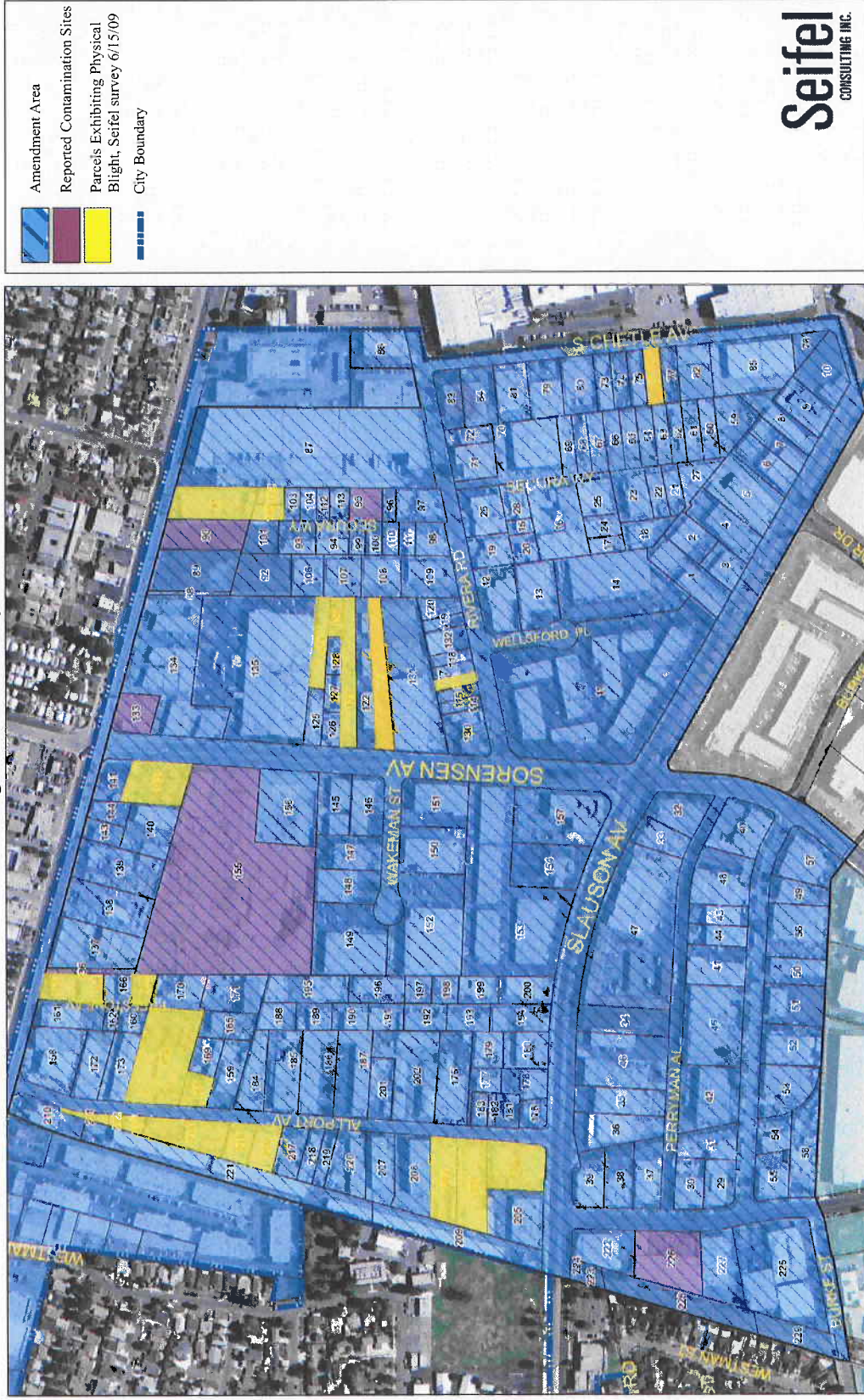
§33030. (a) It is found and declared that there exist in many communities blighted areas that constitute physical and economic liabilities, requiring redevelopment in the interest of the health, safety, and general welfare of the people of these communities and of the state. (b) A blighted area is one that contains both of the following: (1) An area that is predominantly urbanized, as that term is defined in Section 33320.1, and is an area in which the combination of conditions set forth in Section 33031 is so prevalent and so substantial that it causes a reduction of, or lack of, proper utilization of the area to such an extent that it constitutes a serious physical and economic burden on the community that cannot reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without redevelopment. (2) An area that is characterized by one or more conditions set forth in any paragraph of subdivision (a) of Section 33031 and one or more conditions set forth in any paragraph of subdivision (b) of Section 33031.

Given the CRL requirement for a combination of blighting factors with at least one physical condition and at least one economic condition, if the documentation for either category of blighting conditions is not adequate, the Amendment Area would not qualify for redevelopment.

C. Summary of Seifel Field Survey

On June 15, 2009, Seifel Consulting conducted a windshield survey of the Amendment Area to determine what portions of the area exhibit physical blighting conditions. We observed conditions that were likely to meet the CRL definitions of physical blight on only a small number of parcels in the Amendment Area. Only one portion of the Project Area included a cluster of likely blighted parcels: Allport Avenue, between Washington Boulevard and Slauson Avenue. The rest of the blighted parcels were scattered throughout the Amendment Area. Refer to Figure 1 for the locations of the parcels that exhibited likely blighting conditions.

Figure 1
Parcels Exhibiting Physical Blighting Conditions
Proposed Amendment Area
Washington Boulevard Project Area



Source: City of Santa Fe Springs, Seifel Consulting Inc.

Parcels Exhibiting Physical Blighting Conditions
 June 2009

D. Use of Outdated Blight Definitions in CDC Consultant's Survey

The CDC's consultant conducted a parcel-by-parcel survey of the Amendment Area. The survey used 11 conditions to evaluate physical blight and one factor of economic blight. However, in several instances, the conditions would not necessarily qualify as a blighting condition based on current CRL blight definitions as they were amended by SB 1206 (Chapter 595, Statutes of 2006). Instead, the conditions may have qualified as contributing to blight under the old definitions that were in effect from 1994 through 2006. However, SB 1206 narrowed most of the definitions. Refer to Table 1 for a listing of the adverse condition evaluated by the CDC's consultant. Only three conditions would clearly qualify under current blighting definitions: (A) Unsafe building conditions, (D) Adverse physical factors that demand significant improvements to buildings in order that they be safe for occupancy, and (H) Inadequate and obsolete infrastructure (can be considered only if both physical and economic blighting conditions are present.)

The Report to Council Part A lists the current CRL §33031 definitions of blight, however the CDC Consultant's survey was based on old definitions.

Table 1
Adverse Conditions Used by CDC Consultant to Determine Presence of Blight
Parcel Survey Form
Washington Boulevard Project Area—Amendment No. 2

| Survey Form | | Seifel Evaluations | |
|---|--------------------------------|---|--|
| Parcel Characteristics-Adverse Physical Conditions | Condition Meet CRL Definition? | Explanation | |
| (A) Unsafe Building Conditions | Yes | | |
| (B) Aging, deteriorating and poorly maintained buildings | Not necessarily | A building must be "unsafe or unhealthy" to be categorized as blighted. Aging, deterioration and poor maintenance do not necessarily cause a building to be unsafe or unhealthy. | |
| (C) Incompatible adjacent or nearby uses of land parcels that hinder economic development | Not necessarily | SB 1206 narrowed the definition to incompatible uses that prevent the development of those parcels or other portions of the project area. | |
| (D) Adverse physical factors that demand significant improvements to buildings in order that they be safe for occupancy | Yes | | |
| (E) Small and irregular shaped lots in multiple ownership that are vacant or underutilized | Not necessarily | Must demonstrate that the subdivided lots' physical development has been impaired by their irregular shapes and inadequate size given present general plan and zoning standards and present market conditions. | |
| (F) Outdated and inefficient building configuration and design that does not meet current business needs | Not necessarily | Must demonstrate that conditions prevent or substantially hinder the viable use or capacity of buildings or lots. | |
| (G) Unsafe access to buildings or parking lots; obsolete setbacks | Not necessarily | SB 1206 removed lack of parking from the blight definition of conditions hindering viable use or capacity. | |
| (H) Inadequate and obsolete infrastructure (i.e. utilities, storm drains, sewers, street lighting and confusing and inefficient street systems) | Potentially | Condition may be considered if physical and economic blighting conditions are present. | |
| (I) Metal building | No | Condition not found in CRL language. Preliminary Report states that metal buildings are no longer allowed under the City's zoning requirements. However, most metal buildings observed during windshield survey did not appear to be unsafe or unhealthy and the Reports do not demonstrate that this condition prevents or hinders the viable use or capacity of such metal buildings. | |
| (J) Vacant and underutilized land or buildings | Not necessarily | Vacant land removed from CRL blight definitions by SB 1206. | |
| (K) No planning or building deficiencies apparent/observed | N/A | Not applicable. | |

Source: CDC Consultants Parcel Survey Form; Seifel Consulting Evaluations.

E. Insufficient Documentation of Blight

CRL §33352(b) requires that the Report to Council include a description of the physical and economic blighting conditions. Per CRL §33344.5(b), the Preliminary Report must include only a description of the physical and economic conditions existing in the project area, not necessarily the full blight documentation. However, it is considered best practice for a redevelopment agency to document the blighting conditions in the Preliminary Report because it is the first major background document distributed to taxing entities and other interested parties. As the Preliminary Report for Amendment No. 2 contains more description of existing conditions than the Report to Council, our analysis includes a review of both documents.

§33344.5(b) A description of the physical and economic conditions existing in the project area.

§33352(b) A description of the physical and economic conditions specified in Section 33031 that exist in the area that cause the project area to be blighted. The description shall include a list of the physical and economic conditions described in Section 33031 that exist within the project area and a map showing where in the project the conditions exist. The description shall contain specific, quantifiable evidence that documents both of the following: (1) The physical and economic conditions specified in Section 33031. (2) That the described physical and economic conditions are so prevalent and substantial that, collectively, they seriously harm the entire project area.

1. Insufficient Physical Blight Documentation

Following are definitions of the CRL factors of physical blight, along with an assessment of the documentation of the condition as contained in the Reports.

a. Unsafe or Unhealthy Buildings

Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions may be caused by serious building code violations, serious dilapidation and deterioration caused by long-term neglect, construction that is vulnerable to serious damage from seismic or geologic hazards, and faulty or inadequate water or sewer utilities. CRL 33031(a)(1)

The Preliminary Report states on p. 22 “There were only a few ‘Unsafe or Unhealthy’ buildings identified in the Area; in addition, many building (sic) were observed that had a wide variety of problems are (sic) indicative of physical blight,” and that these buildings with “blighting conditions are scattered throughout the Amendment Area.” SB 1206 tightened the definition of the CRL §33031(a)(1) blight factor to include only unsafe and unhealthy buildings. While the Report states that 67% of the structures are less than sound and in need of rehabilitation, it does not indicate that any of the buildings are unsafe or unhealthy. Only five percent of all buildings are classified as “unsafe.” Furthermore, the Report does not specify the deficiencies in the buildings that affect their “soundness” or the extent to which buildings need rehabilitation.

During the windshield survey, Seifel observed that several parcels where The CDC documented “unsafe building conditions” or “aging, deteriorating, and poorly maintained buildings” included no such conditions. In most cases, Seifel only observed faded paint or other minor deficiencies common to similar industrial areas. The CDC’s documentation was also inconsistent in its classification. For example, parcels 83 and 84 on the CDC’s map contained identical buildings, likely built during the same period, yet the CDC documented “unsafe building conditions” for

parcel 84 and no building deficiencies for parcel 83. In fact, parcel 84 contained a thriving manufacturing business, which, according to one of the workers interviewed by Seifel, had recently expanded its operations to buildings in parcel 87.

This section of the Report discusses a number of adverse conditions that are not relevant to the CRL §33031(a)(1) blight factor of unsafe or unhealthy buildings. These conditions include incompatible uses, outdated design, obsolete infrastructure, metal buildings and vacant and underutilized buildings. Although some of these conditions could be considered under other CRL definitions for physical or economic blight, they do not specifically indicate the presence of unsafe or unhealthy buildings in the Amendment Area.

Conclusion

Blight factor not sufficiently documented.

b. Conditions Hindering Viable Use of Buildings or Lots

(2) Conditions that prevent or substantially hinder the viable use or capacity of buildings or lots. These conditions may be caused by buildings of substandard, defective, or obsolete design or construction given the present general plan, zoning, or other development standards. CRL 33031(a)(2)

The Preliminary Report does not use the current definition of this blight factor. The Report uses “Conditions preventing or substantially hindering the **economically viable use or capacity** of buildings or lots, which may be caused by substandard, defective, or obsolete design or construction given the present general plan and zoning standards and present market conditions.” SB 1206 narrowed the definition of this blight factor to conditions that prevent or substantially hinder the **viable use or capacity** of buildings or lots. The Preliminary Report uses the obsolete **economically** viable use definition, which more easily allows buildings or lots to be categorized as “blighted.” The Report also uses the term **effective use**, which again, is broader than “viable use.”

Commercial Use

The Report identifies one commercial lot that potentially meets this blight definition, a 16.21-acre lot on the southwest corner of Washington Boulevard and Sorensen Avenue. However, the factors outlined by the Report either potentially meet other blighting definitions or are presented with conclusory statements that do not give enough evidence of the presence of blight. For example, the Report states that this corner is “very difficult to develop under present circumstances because of the multiple ownerships (sic) and small configuration of the parcels that front on Washington Boulevard.” However, the Report does not provide the size of the parcels in question or a standard showing that their size is too small. No evidence is presented to support the statement that the parcels are “very difficult to develop,” such as an assessment by a local brokers or a pro forma analysis. Moreover, the conditions that would make these parcels “very difficult to develop” do not necessarily meet the higher threshold established by the CRL that the parcels’ “viable use or capacity” is “substantially hindered.”

During the windshield survey, Seifel observed that, with the exception of parcel 155 in the CDC’s map, all other parcels in this site were developed and included businesses or residences (a trailer park occupies parcel 142). Parcel 155 is one of the largest parcels in the Amendment Area, and likely would meet viable development standards for size and shape. The Report claims that leaking underground fuel tanks hinder the development of this parcel, but offers no evidence to

back this claim, such as statements from brokers or developers, or even the particular hazardous wastes that make development of this site unviable.

Industrial Uses

According to the Report, most of the Amendment Area is zoned and developed for industrial uses. The Report states, "there are several good quality development projects in the area," but that "there are also several areas that are not developed to current standards and reflect poorly on adjacent properties." The Report discusses three specific geographic locations where development is not up to current standards:

- Freestone Avenue and the Prolongation of Freestone Avenue: 25 parcels (no acreage given).
- Secura Way South of Rivera Road: 23 parcels (no acreage given).
- Secura Way North of Rivera Road: 22 parcels (no acreage given).

The Report does not present the acreage of these areas, so it is impossible to surmise whether they are a high enough percentage of the Amendment Area in order to determine that the prevalence of this condition would rise to the level of being substantial and prevalent. In each of the three cases, the Report states that a significant percentage of the parcels in these areas are landlocked, thereby making these properties "substandard." However, the aerial photographs presented in the Report clearly show buildings present in most of these properties, which makes it doubtful that the conditions of these parcels meet the CRL standard that their "viable use or capacity" is "substantially hindered."

During the windshield survey, Seifel observed several light manufacturing businesses operating along Freestone Avenue and Secura Way, despite claims by the CDC that properties are "substandard." The Preliminary Report states that properties are "landlocked," which hinders their development. However, Seifel observed that all of these parcels were built out, and that the vast majority of them were occupied by viable businesses.

As with its analysis of commercial properties, the Report does not present the standards for industrial development that the industrial areas in question fail to meet. The report does not give evidence that the "viable use or capacity" of buildings or lots of the Amendment Area have been "substantially hindered," or that such hindrance is substantial and prevalent throughout the Amendment Area. Rather, the CDC claims that the "redevelopment" or "revitalization" of the area is hindered. However, under the CRL, the **viable use** of an area must be hindered, which is clearly not the case in this area. The CDC's argument that the parcels do not meet development standards of a predetermined higher use (hence the need to "redevelop" currently developed parcels) does not meet the threshold that existing conditions hinder the viable use of these parcels.

Conclusion

Blight factor not sufficiently documented.

c. Irregular Lots in Multiple Ownership

(4) The existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes, given present general plan and zoning standards and present market conditions. CRL 33031(a)(4)

The Preliminary Report fails to show evidence that irregularly-shaped or small lots in multiple ownership are prevalent and substantial throughout the Amendment Area and that the physical development of these lots has been impaired. The Report states that the survey found that

44 percent of the parcels in the Amendment Area were either small or irregularly-shaped. However, no size standard is given by which one can determine whether the parcels are, in fact, too small to be developed. In Section 3.D. of the Report, it is stated that "lots less than one acre in size are very difficult to develop or redevelop; in reality many developers would not take on a project that did not have something in the neighborhood of five acres or more." However, no quotes from actual developers are given, and this standard is not attributed to any creditable real estate development sources.

There is also scant evidence supporting the statement that irregularly shaped lots in the Amendment Area impair the physical development of properties. On page 19, the Report states, "The irregular shape of some parcels within the [Amendment Area] also compounds the difficulty of development," without providing any indication of how many parcels are of irregular shape, or whether this condition is substantial and pervasive. Irregularly-shaped parcels can be combined with other parcels to form developable sites. The Report does not indicate whether the analysis excluded individual parcels that were part of larger single-ownership sites that are fit for development.

During the windshield survey, Seifel observed a large number of parcels categorized by the CDC as small or irregular that were, in fact, developed and occupied by viable businesses. As with the analysis of "Conditions Hindering the Viable Use of Buildings or Lots" described above, the CDC seems to consider these parcels "blighted" if they do not meet a predetermined higher use, rather impairing the physical development of lots. Given the fact that most parcels categorized by the CDC as small or irregular are developed and occupied by viable businesses, the CDC's argument does not meet the CRL definition.

Conclusion

Blight factor not sufficiently documented.

2. Insufficient Economic Blight Documentation

Following are definitions of the CRL factors of physical blight, along with an assessment of the documentation of the condition as contained in the Preliminary Report.

a. Depreciated or Stagnant Property Values

Depreciated or stagnant property values. CRL 33031(b)(1)

The Preliminary Report (p. 29) states, "The survey of the Amendment Area did reveal a number of symptoms of [depreciated and stagnant property values]." However, in documenting this blighting condition, the Report cites other adverse conditions, such as properties that contain "outdated and inefficient building configuration and design, not meeting current business needs" or the presence of "vacant and underutilized" parcels, a condition of blight that was removed by SB 1206. In order to demonstrate evidence of property value depreciation or stagnation, an analysis of property value trends within the Amendment Area (sales prices or assessed value) over time would be necessary. Also, a more qualitative assessment of stagnant or property values can be conducted through interviews with knowledgeable local brokers. The Report cites "realtors that serve the region" as a source for its argument linking vacant properties to stagnant property values. However, the Report does not provide the brokers' assessment of actual property value trends, and furthermore, the Report provides no background information to support the expertise or knowledge of said brokers.

In its Statement of Objections, the County demonstrates that secured and unsecured values in the Amendment Area have grown from a total of \$154,684,070 in FY 2004/05 to \$202,461,984 in FY 2008/09, an increase of 31 percent. This finding clearly invalidates the argument that property values in the Amendment Area are “depreciated or stagnant.”

Conclusion

Blight factor not sufficiently documented.

b. Impaired Property Values Due to Hazardous Wastes

Impaired property values, due in significant part, to hazardous wastes on property where the agency may be eligible to use its authority as specified in Article 12.5 (commencing with Section 33459). CRL 33031(b)(2)

The Preliminary Report (p. 30) states that a number of properties within the Amendment Area “are directly impacted by hazardous waste problems.” The Report notes that the Santa Fe Springs Fire Rescue Department, a State-certified Certified Unified Program Agency (CUPA), maintains a database that keeps records of hazardous or potentially hazardous sites in the city. The CUPA is responsible for hazardous waste, underground storage tanks, aboveground storage tanks, industrial wastewater, hazardous materials, community right-to-know, and accidental release prevention programs. The Preliminary Report states that the CUPA files document 32 properties (or 14 percent of the total) are classified as hazardous or potentially hazardous sites in the Amendment Area.

However, the CRL requires a nexus between the presence of hazardous wastes and “impaired property values,” which the Report does not make. The Report states (p. 30), “Properties of this nature will not be sold at market value because the cost of remediation will have to be subtracted from the purchase price,” without offering evidence to support this claim, either in the form of actual transactions conducted in the Amendment Area, or quotes from knowledgeable local brokers.

The Report outlines two specific properties contaminated by hazardous wastes: the northeast corner of Telegraph Road and Shoemaker Avenue and the “Omega” property in the City of Whittier. The Telegraph Road/Shoemaker Avenue property is not in the Amendment Area.¹ The latter property is located in a different city, and although the Report claims, “the plume of contamination extends several miles into Santa Fe and impacts hundreds of properties.” Although Figure 6 in the Preliminary Report shows that the plume extends into the eastern portion of the Amendment Area, there is no evidence presented to support the conclusory claim that property values are negatively impacted.

The only example of a property in the Amendment Area affected by hazardous wastes that is presented in the Preliminary Report is parcel 155 in the CDC’s map. However, the Report does not present evidence of the types of activity that have contaminated the site, the hazardous wastes that are present in the parcel’s soil or groundwater, or to show that the property has been impaired by hazardous wastes.

Conclusion

Blight factor not sufficiently documented.

¹ This property is located in the Amendment 4 Area to the Consolidated Redevelopment Project Area.

c. Indicators of Economically Distressed Buildings

Abnormally high business vacancies, abnormally low lease rates, or an abnormally high number of abandoned buildings. CRL 33031(b)(3)

The Preliminary Report identifies this blight factor as “Vacant or Underutilized Properties and Buildings.” However, SB 1206 tightened the definition of “Indicators of Economically Distressed Property” to “Indicators of Economically Distressed **Buildings**,” removing vacant or underutilized lots from consideration as blighting conditions. The Report does not outline its methodology for calculating the “vacancy factor” in the Amendment Area, so it is unclear whether this factor includes vacant or underutilized lots, which cannot be considered a blighting factor under the CRL. The Report cites a study by CB Richard Ellis brokers to show that overall industrial vacancies in the City are much lower than those in the Amendment Area. However, there is no indication of whether the methodologies for calculating these vacancy rates offer an adequate basis for comparison. The Report also does not include an analysis of lease rates in the Amendment Area as compared to comparable locations in the City and broader Southern California Region.

During the windshield survey, Seifel observed some business vacancies scattered throughout the Amendment Area. However, the vast majority of industrial and commercial spaces seemed to be occupied with viable businesses. The number of commercial vacancies did not seem abnormally high, particularly for current difficult economic conditions.

Furthermore, during the survey, it became apparent that Preliminary Report classified entire parcels as “vacant or underutilized” if one business vacancy was observed. In some cases, such as parcel 84 in the CDC’s map, Seifel found that the space was actually occupied by a business. In other cases, there may have only been one vacancy out of several spaces within the parcel. Thus, the Preliminary Report greatly overstates the actual number of business vacancies in the Amendment Area.

Conclusion

Blight factor not sufficiently documented.

d. Lack of Neighborhood Commercial Facilities

A serious lack of necessary commercial facilities that are normally found in neighborhoods, including grocery stores, drug stores, and banks and other lending institutions. CRL 33031(b)(4)

The Preliminary Report states that this condition is not present in the Amendment Area.

Conclusion

Blight factor not present.

e. Residential Overcrowding

Serious residential overcrowding that has resulted in significant public health or safety problems. As used in this paragraph, “overcrowding” means exceeding the standard referenced in Article 5 (commencing with Section 32) of Chapter 1 of Title 25 of the California Code of Regulations. CRL 33031(b)(5)

Blight factor not observed by surveyors. No data presented that demonstrates that California standard is exceeded.

Conclusion

Blight factor not present.

f. Problem Businesses

An excess of bars, liquor stores, or adult-oriented businesses that has resulted in significant public health, safety, or welfare problems. CRL 33031(b)(6)

Preliminary Report states that problem businesses are not a substantial blighting condition.

Conclusion

Blight factor not present.

g. A High Crime Rate

A high crime rate that constitutes a serious threat to the public safety and welfare. CRL 33031(b)(7)

The Preliminary Report states, "the Area does not reflect a substantial blighting condition for this characteristic."

Conclusion

Blight factor not present.

3. Inadequate Public Infrastructure

Under the CRL, the presence of inadequate public improvements or inadequate water or sewer utilities cannot be the sole characteristic of a blighted area.

Section III of the Preliminary Report, Description of Physical and Economic Conditions Existing Within the Project Area, notes that 44 percent of parcels exhibit inadequate and obsolete infrastructure. However this section of the Report does not include a detailed discussion of inadequate public improvements in the Amendment Area. Section 3.F.P-1, which discusses unsafe and unhealthy buildings notes that the City of Santa Fe Springs is currently investigating the possibility of replacing its backup water well. Overall, however, the Report (p. 24) states, "The Annual Facilities Operation and Maintenance Summary provided by the City shows that the system is operating properly and has adequate supply to provide for the needs of the area."

Conclusion

As the Preliminary Report does not document any conditions of physical or economic blight, the presence of inadequate public improvements is irrelevant.

4. Maps of Blighting Conditions

The CRL requires that the Report to Council must include a map showing where the blighting conditions exist, as required by CRL Section 33352(b).

§33352(b) A description of the physical and economic conditions specified in Section 33031 that exist in the area that cause the project area to be blighted. The description shall include a list of the physical and economic conditions described in Section 33031 that exist within the project area and a map showing where in the project the conditions exist.

Both the Preliminary Report and Report to Council contain a map of the Amendment Area that denotes contamination sites. The Preliminary Report contains an additional map, Figure 6, Omega Chemical Superfund Site Showing Groundwater Plume Contamination and Monitoring Wells. The Omega Site Plume extends only to the easternmost portion of the Amendment Area, and Figures 5 or 6 do not demonstrate the spatial distribution of any of the other physical or economic blighting conditions outlined in the Reports.

F. Large Non-Blighted Tracts Included without Sufficient Justification

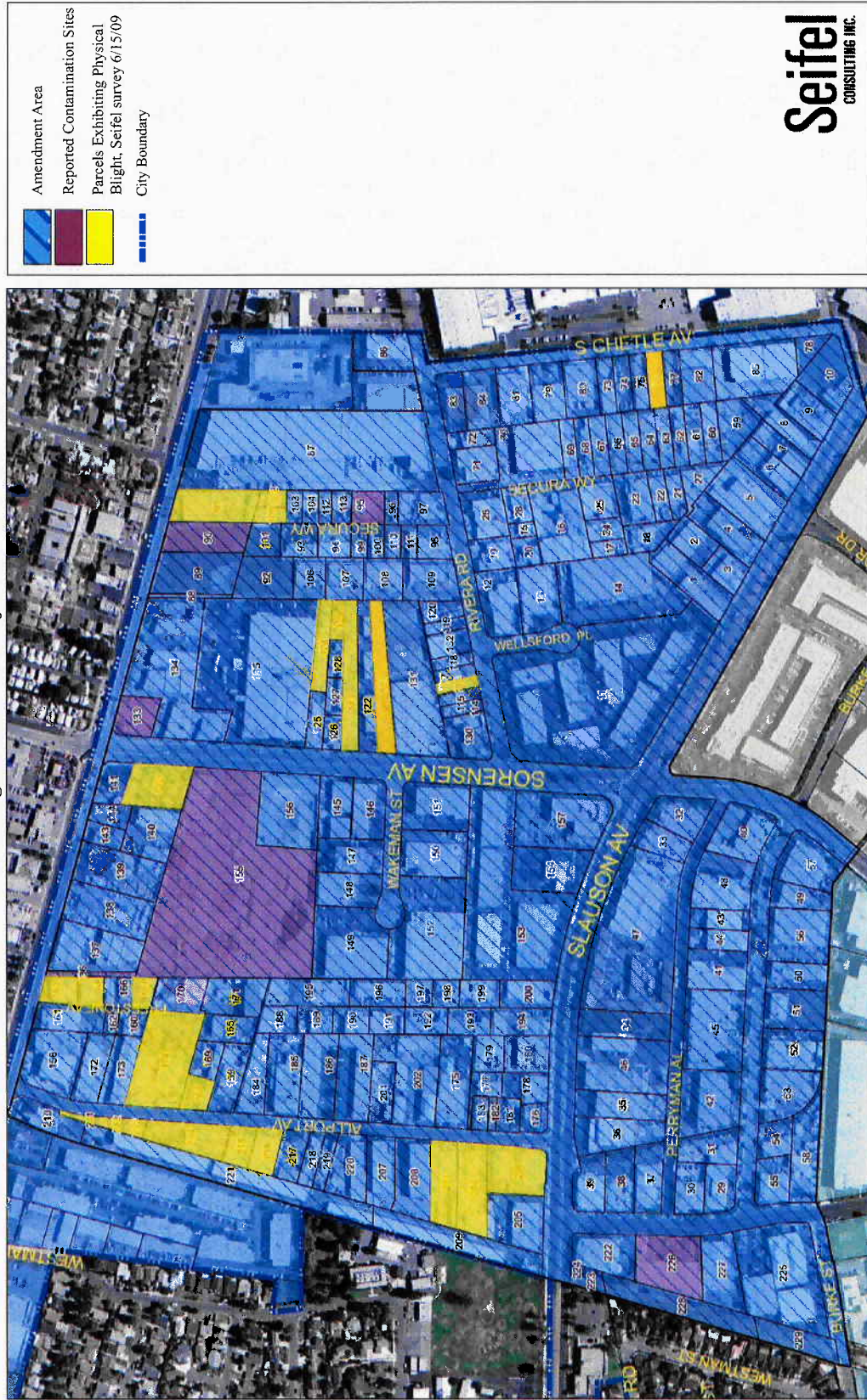
The CRL does not require that every parcel in a proposed project area be blighted. However, non-blighted parcels must be included for the effective redevelopment of the area of which they are a part. Parcels cannot be included for the sole purpose of obtaining tax increment revenue.

33321. A project area need not be restricted to buildings, improvements, or lands, which are detrimental or inimical to the public health, safety, or welfare, but may consist of an area in which such conditions predominate and injuriously affect the entire area. A project area may include lands, buildings, or improvements which are not detrimental to the public health, safety or welfare, but whose inclusion is found necessary for the effective redevelopment of the area of which they are a part. Each such area included under this section shall be necessary for effective redevelopment and shall not be included for the purpose of obtaining the allocation of tax increment revenue from such area pursuant to Section 33670 without other substantial justification for its inclusion.

The survey conducted by the CDC documented a large number of parcels as not blighted. The Preliminary Report argues against the exclusion of these non-blighted parcels from the Amendment Area as "the ability to consolidate parcels to accommodate revitalization of the area may possibly be severely compromised." Although some of these parcels are surrounded by parcels classified as "blighted" in the Report, there are large tracts of land that the CDC found to be non-blighted that are nonetheless included as "necessary for effective redevelopment." However, other than the CRL reference that allows agencies to include non-blighted parcels if they are necessary for effective redevelopment and the conclusory statement cited above, the Report gives no persuasive justification for their inclusion.

Figure 2 shows the large tracts of non-blighted parcels included in the Amendment Area as necessary parcels for effective redevelopment. Most of them were classified as non-blighted by the Preliminary Report. Some of the parcels were included in this category by Seifel after the windshield survey determined that they clearly did not exhibit any blighting conditions. It is worth noting that, with the exception of the parcels highlighted in Figure 1, Seifel believes that the vast majority of the parcels in the Amendment Area would not meet the CRL's blight definitions after further analysis. The highlighted areas in Figure 2 only indicate those parcels whose inclusion in the Amendment Area would be most egregious.

Figure 1
Parcels Exhibiting Physical Blighting Conditions
Proposed Amendment Area
Washington Boulevard Project Area



Source: City of Santa Fe Springs, Seifel Consulting Inc.

Parcels Exhibiting Physical Blighting Conditions
 June 2009

G. Non-Compliant Redevelopment Plan Time Limits

CRL §33333.2 requires that redevelopment plans and plan amendments to add territory contain time limits on incurrence of debt, plan effectiveness, tax increment collection, and eminent domain authority:

33333.2.(a) A redevelopment plan containing the provisions set forth in Section 33670 shall contain all of the following limitations. A redevelopment plan that does not contain the provisions set forth in Section 33670 shall contain the limitations in paragraph (4):

(1) (A) A time limit on the establishing of loans, advances, and indebtedness to be paid with the proceeds of property taxes received pursuant to Section 33670..., which may not exceed 20 years from the adoption of the redevelopment plan...

(B) The time limitation established by subparagraph (A) may be extended only by amendment of the redevelopment... However, this amended time limitation may not exceed 30 years from the effective date of the ordinance adopting the redevelopment plan...

(2) A time limit, not to exceed 30 years from the adoption of the redevelopment plan, on the effectiveness of the redevelopment plan...

(3) A time limit, not to exceed 45 years from the adoption of the redevelopment plan, to repay indebtedness with the proceeds of property taxes received pursuant to Section 33670...

(4) A time limit, not to exceed 12 years from the adoption of the redevelopment plan, for commencement of eminent domain proceedings to acquire property within the project area...

(b) If a redevelopment plan is amended to add territory, the amendment shall contain the time limits required by this section.

The May 4, 2009 Draft Plan Amendment does not meet this CRL requirement. Specifically:

- **Time limit to incur debt:** the CRL limits debt incurrence to 20 years after adoption of the Plan Amendment. The Plan Amendment allows the CDC to incur debt secured by tax increment generated in the Amendment Area for 35 years, which exceeds the time limit allowable by the CR by 15 years.
- **Time limit on plan effectiveness:** the CRL limits the effectiveness of a redevelopment plan to 30 years. The Plan Amendment limits plan effectiveness to 35 years, which exceeds the time limit allowable by the CRL by 5 years.
- **Time limit to collect tax increment:** the CRL limits tax increment collection to 45 years after the Plan Amendment becomes effective. The Plan Amendment does not specify a time limit on the collection of tax increment. The Preliminary Report states, erroneously, that "state law" limits tax increment collection to 20 years from plan effectiveness. However, this limitation is not included in the language of the Plan Amendment. Moreover, the 20-year limitation on tax increment collection is logically incoherent with the Plan Amendment's time limit to incur debt secured by tax increment, which is 35 years.
- **Time limit on eminent domain:** The Plan Amendment limits eminent domain authority to 12 years after the plan amendment becomes effective, which meets the CRL requirement.

H. Underestimated Tax Increment Revenue Projections

Under CRL §33344.5(d) and §33352, the Preliminary Report and Report to Council (respectively) are required to include an assessment of proposed method of financing the

redevelopment plan. The assessment should include a description of public and private revenue sources other than tax increment, as well as a preliminary projection of tax increment generated within the project area (or amendment area). The Preliminary Report for the Plan Amendment does not describe any sources of public or private financing of the project aside from tax increment revenue. Furthermore, the projection of tax increment is based on an erroneous interpretation of the CRL.

The Report projects tax increment generation for 20 years, which it states is "the maximum period" allowed by the CRL "in this case." The CRL, in fact, allows agencies to collect tax increment for 45 years after adoption of the plan or plan amendment to add territory. The Preliminary Report projects tax increment revenues for 28 years, which grossly underestimates the amount of tax increment that the CDC will be able to collect. No explanation is presented in either the Preliminary Report or the Report to Council as to why the CDC projects tax increment for 28 years, when it states, erroneously, that the maximum allowable under state law is 20 years. As noted in Section E above, the Plan Amendment does not specify a time limit on tax increment collection, which, under CRL §33333.2(a)(3) can be up to 45 years.

I. Necessity for Redevelopment Not Demonstrated

As stated earlier in Section B of this Report, CRL §33030(b)(1) requires that the blighting conditions must cause a serious burden on the community that cannot reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without redevelopment.

33030. (b) A blighted area is one that contains both of the following:

(1) An area that is predominantly urbanized, as that term is defined in Section 33320.1, and is an area in which the combination of conditions set forth in Section 33031 is so prevalent and so substantial that it causes a reduction of, or lack of, proper utilization of the area to such an extent that it constitutes a serious physical and economic burden on the community that cannot reasonably be expected to be reversed or alleviated by private enterprise or governmental action, or both, without redevelopment.

The Reports have not sufficiently documented that blighting conditions exist to such an extent that they cannot be reversed or alleviated private enterprise government action, or both, without redevelopment.

J. Lack of Compliance with Procedural Requirements

The CDC has not documented that the following CRL procedural requirements have been met:

1. Public Hearing Notice Not Sent to Individuals and Businesses

Copies of the notice of the public hearing on the Plan Amendment must be must be mailed by first class mail to the last known assessee of each parcel of land in the Project Area (§33349(b). The agency must also send notices, by first-class mail, to all individuals and businesses in the Project Area (if the cost of obtaining the mailing list is reasonable):

CRL §33349(c) (1) Notice shall also be provided, by first-class mail, to all residents and businesses within the project area at least 30 days prior to the hearing.

(2) The mailed notice requirement of this subdivision shall only apply when mailing addresses to all individuals and businesses, or to all occupants, are obtainable by the agency at a reasonable cost. The notice shall be mailed by first-class mail, but may be addressed to "occupant." If the agency has acted in good faith to comply with the notice requirements of this subdivision, the failure of the agency to provide the required notice to residents or businesses unknown to the agency or whose addresses cannot be obtained at a reasonable cost, shall not, in and of itself, invalidate a redevelopment plan or amendment to a redevelopment plan.

The Report to Council Part I states that the public hearing notice is posted and sent to all taxing agencies and all property owners notifying them of the public hearing. It does not state that the notice was sent to occupants, as required by the CRL. It also does not state that the CDC was not able to mail the notice because of unreasonable costs. Along with other documentation, the affidavits of these mailings should have been provided as exhibits attached to the Procedural Outline for the Joint Public Hearing.

2. Formation of Project Area Committee

The CRL (§33385) requires that the legislative body form a Project Area Committee (PAC) of residents and existing community organizations if the redevelopment plan grants the CDC eminent domain authority over properties in which a substantial number of low or moderate-income residents or if the redevelopment plan includes projects that may displace a significant number of low or moderate-income residents.

CRL §33385(a) The legislative body of a city or county shall call upon the residents and existing community organizations in a redevelopment project area to form a project area committee in either of the following situations:

(1) A substantial number of low-income persons or moderate-income persons, or both, reside within the project area, and the redevelopment plan as adopted will contain authority for the agency to acquire, by eminent domain, property on which any persons reside.

(2) The redevelopment plan as adopted contains one or more public projects that will displace a substantial number of low-income persons or moderate-income persons, or both.

Part I of the Report to Council states, "Because a substantial number of low- and moderate-income individuals are not within the Project Area, the Agency chose not to form a Project Area Committee pursuant to Section 33385." No explanation is offered in Part I outlining the process undertaken by the CDC to make the determination that the Amendment Area does not include a substantial number of low or moderate-income residents. However, in the Preliminary Report (p. 9) the CDC states that the Amendment Area includes a "travel trailer park" at the corner of Washington Boulevard and Sorensen Avenue, but argues, "Many of the trailers are capable of being towed on the highway, so it is not clear how many of the dwellings are permanent and how many are transitory residents."

During the windshield survey of the Amendment Area, Seifel observed no indication that the site in question was a "travel trailer park." In fact, all of the trailers observed from the public right-of-way included permanent mailboxes, indicating that they are most likely used as permanent residences for their inhabitants. Furthermore, many of the trailers did not have wheels, and were placed on top of concrete blocks. The trailers exhibited additional signs of permanent residences, such as built additions and landscaping. The mere fact that the trailers "are capable of being towed on the highway" is irrelevant given the overwhelming evidence suggesting that residents, likely of low or moderate-income, inhabit those units permanently.

During other redevelopment plan adoptions or amendments in which Seifel has served as a consultant, attorneys have advised that a project area that contains twelve or more low or moderate-income residents and where the agency has eminent domain authority over residential property requires a PAC. The CDC will have eminent domain authority over the entire Project Area, including the trailer park site, as stated in Section 508 of the Plan Amendment: "It is in the public interest and is necessary in order to execute this Plan for the power of eminent domain to be employed by the CDC to acquire real property in all portions of the Project Area." Given the fact that there are 17 trailers with an unknown number of residents, the CDC should have formed a PAC to advise the Plan Amendment process.

The public record indicates neither the formation of a PAC or adequate justification for waiving this requirement pursuant to CRL §33385.

3. Preliminary Report Mailing to Department of Finance (DOF) and Department of Housing and Community Development (HCD)

33360.5(a) No later than 45 days prior to the public hearing on a proposed plan adoption by an agency or the joint public hearing of the agency and the legislative body, the agency shall deliver a copy of the preliminary report and notice of the date of the public hearing to the Department of Finance and the Department of Housing and Community Development by first-class mail.

Part I of the Report to Council states that the Preliminary Report was transmitted to the taxing entities at least 90 days prior to the public hearing, as required by §33344.6). However, it does not state that the Preliminary Report was sent to the HCD and DOF at least 45 days prior to the public hearing, as required by §33360.5(a). Moreover, Part I does not state that the notice of the public hearing was sent to the HCD and DOF as required by law.

4. CRL §33451.5 Report

SB 1206 (Chapter 595, Acts of 2006) requires the preparation of an additional report for Plan Amendments that would change fiscal limits or time limits, merge project areas, or change the boundaries of the project area. This requirement applies to Plan Amendment No. 2 because it would change the boundaries of the WBPA.

33451.5(b) No later than 45 days prior to the public hearing on a proposed plan amendment by an agency or the joint public hearing of the agency and the legislative body, the agency shall notify the Department of Finance and the Department of Housing and Community Development by first-class mail of the public hearing, the date of the public hearing, and the proposed amendment. This notice shall be accompanied by the report required to be prepared pursuant to subdivision (c).

The §33451.5(a) report must include a map of the Project Area identifying the portions of the project area that (1) are no longer blighted, (2) are blighted, and (3) contain necessary and essential parcels for the elimination of the remaining blight. Other required components include: description of the remaining blight, description of the projects or programs, description of how these projects or programs will improve the conditions of blight, the reasons why the projects or programs cannot be completed without the plan amendment and the proposed method of financing these programs or projects. This description shall also include sources and amounts of moneys other than tax increment revenues that are available to finance these projects or programs.

The Report to Council does not include the information required by Section 33451.5(a), nor does it state that a separate report was prepared and sent to DOF and HCD in compliance with §33345.1(b).

Appendix A

Seifel Consulting Inc. Qualifications

Seifel Consulting Inc. (Seifel) is an economic consulting firm providing strategic redevelopment, real estate and urban economic advisory services. We help clients resolve complex urban growth issues, maximize the value of real estate assets, and achieve fiscal goals. Our targeted strategies have helped enhance economic growth and fiscal health in local communities—revitalizing downtowns, former military bases, brownfield sites and urban waterfronts. We have fostered the creation of thriving communities, transit oriented developments and over 100 successful redevelopment projects. Since our founding in 1990, we have completed over 500 consulting assignments.

Seifel provides research, analysis, financial projections, written documentation, project management and consultation in four integrated practice areas:

- **Redevelopment**—Guide the successful creation and implementation of redevelopment plans and projects.
- **Economics**—Evaluate local economies and recommend strategies to enhance economic development and fiscal health.
- **Real Estate**—Lead clients through the analysis, funding and development of sustainable real estate.
- **Housing**—Facilitate housing programs and development that realize a thriving and diverse community.

Seifel has guided redevelopment plan adoptions, amendments and fiscal mergers for over two decades, from feasibility studies to plan adoptions and major amendments. Firm president Libby Seifel is the editor of and a contributing author to California Redevelopment Association (CRA) publications *Community Guide to Redevelopment* and *California Affordable Housing Handbook*. Libby and senior managing consultant Marie Munson lead the Plan Adoption, Amendment and Fiscal Merger session at the annual CRA Introduction to Redevelopment seminar for northern California. Libby and Marie also speak and moderate panels at CRA annual conferences; in 2007 Marie spoke on compliance with community redevelopment law affordable housing requirements, and this year Libby spoke on new reporting and pass-through payment requirements under AB 1389.

Seifel rigorously analyzes and documents urbanization and blight in order to ensure that all legal requirements are met. Seifel's documentation of existing conditions has twice been challenged in court and in both cases was upheld by the courts.

On behalf of Fresno, Napa and Los Angeles counties, **Seifel has performed due diligence** on other jurisdictions' documentation of existing conditions and compliance with CRL requirements in the redevelopment plan adoption/amendment process.

Seifel Consulting Inc. is a California Corporation owned and operated by Elizabeth (Libby) Seifel. The firm is a woman-owned certified small business with the State of California. (For additional information on our experience and qualifications, please refer to the firm website at www.seifel.com.)

Representative Plan Adoption, Amendment and Merger Advisory Services

| Jurisdiction | Project | Status |
|--------------------|---|--------------|
| Alameda | Alameda Point Improvement Project (Military Base Reuse) | Adopted 1998 |
| Alameda | Alameda BWIP and WCIP Plan Amendment/Fiscal Merger | Amended 2003 |
| Arvin | Arvin Redevelopment Project | Adopted 1996 |
| Brisbane | Project Area Number Two Redevelopment Plan Amendment | Amended 2002 |
| Chico | Chico Redevelopment Project Merger | Amended 1992 |
| Chico | Greater Chico Urban Area Redevelopment Project | Adopted 1993 |
| Chico | Chico Redevelopment Projects Amendment/Fiscal Merger | Amended 2004 |
| Concord | Central Concord Plan Amendment | Amended 2006 |
| Concord | Concord Naval Weapons Station Military Base Reuse | In process |
| Daly City | Bayshore Redevelopment Project | Adopted 1999 |
| East Palo Alto | Gateway/101 Corridor Redevelopment Project | Adopted 1993 |
| East Palo Alto | Redevelopment Project Amendment/Fiscal Merger | Amended 1999 |
| Fremont | Fremont Industrial Fiscal Amendment | Amended 1993 |
| Fremont | Fremont Redevelopment Project Amendments/Fiscal Mergers | Amended 1998 |
| Fremont | Fremont Redevelopment Project Amendments 2008 | In process |
| Folsom | Central Folsom Redevelopment Plan Amendment | Amended 2003 |
| Hayward | Downtown Hayward Redevelopment Project Amendment | Amended 1998 |
| Henderson (Nevada) | Tuscany Hills Redevelopment Project | Adopted 2001 |
| Livermore | Downtown Redevelopment Project Amendment | Amended 1993 |
| Los Gatos | Central Los Gatos Redevelopment Project | Adopted 1993 |
| Mendocino County | Mendocino Project Area Project | Adopted 2003 |
| Milpitas | Great Mall and Project Area No. 1 Plan Amendments | Amended 2001 |
| Placer County | North Lake Tahoe Redevelopment Project | Adopted 1996 |
| Placer County | North Auburn Redevelopment Project | Adopted 1997 |
| Placer County | Sunset Redevelopment Project | Adopted 1997 |
| Petaluma | Petaluma Central Business District Plan Amendment | Amended 2001 |
| Petaluma | Petaluma PCD Amendment | Amended 2000 |
| Petaluma | Petaluma Plan Amendment/Fiscal Merger | Amended 2006 |
| Pleasant Hill | Pleasant Hill Redevelopment Amendment | In process |
| Rancho Cordova | Rancho Cordova Redevelopment Project | Adopted 2006 |
| Richmond | Harbor Gate Redevelopment Amendment | Amended 1995 |
| Richmond | Richmond Plan Amendment/Fiscal Merger | Amended 2005 |
| San Bruno | San Bruno Redevelopment Project | Adopted 1999 |
| San Francisco | Federal Office Building Redevelopment Project | Adopted 1997 |
| San Francisco | Mission Bay North Redevelopment Project | Adopted 1998 |

| | | |
|---------------------|--|--------------|
| San Francisco | Mission Bay South Redevelopment Project | Adopted 1998 |
| San Francisco | Yerba Buena Center Redevelopment Plan Amendment | Amended 2000 |
| San Francisco | Transbay Terminal Redevelopment Project | Adopted 2005 |
| San Francisco | Bayview Hunters Point Redevelopment Plan Amendment | Amended 2006 |
| San Francisco | Treasure Island/YBI Redevelopment (Military Base Reuse) | In process |
| San Francisco | Visitacion Valley Redevelopment Project | In process |
| San Jose | West San Carlos Redevelopment Plan Amendment/Fiscal Merger | Amended 1996 |
| San Jose | Story Road Redevelopment Project Amendment/Fiscal Merger | Amended 1996 |
| San Jose | Park Center Redevelopment Project Amendment/Merger | Amended 1996 |
| San Jose | Almaden Gateway Redevelopment Project Amendment/Merger | Amended 1996 |
| San Mateo | San Mateo Shoreline Redevelopment Amendment | Amended 1996 |
| San Mateo | San Mateo Downtown Redevelopment Amendment | Amended 1996 |
| Sonoma County | Russian River Redevelopment Project | Adopted 2000 |
| South San Francisco | South San Francisco Plan Amendments/Fiscal Merger | Amended 2005 |
| Sunnyvale | Sunnyvale Downtown Redevelopment Amendment | Amended 2005 |
| Union City | Union City Community Redevelopment Amendment | Amended 2002 |

Attachment #8

The following photographs were taken by County staff. They include all parcels identified by the consultant as "Blighted." Because some parcels include multiple buildings, some photographs may not appear to match the address on the parcel list.

Santa Fe Springs Amendment No. 2 Washington Boulevard Redevelopment Project
Parcels Identified as "Blighted" in the City's Preliminary Report



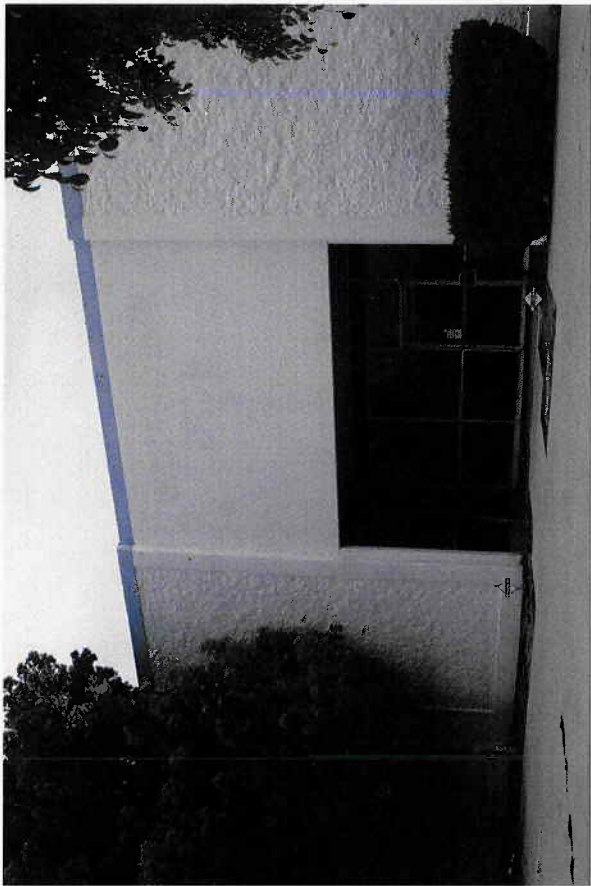
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"Inadequate Infrastructure"



#2 12105 Slauson Ave. "Outdated Design," "Inadequate
Infrastructure"



#3 12101 Slauson Ave. "Aging Buildings," "Outdated Design,"
"Unsafe Access"



#5 12135 Slauson Ave. "Vacant Land or Buildings"

Santa Fe Springs Amendment No. 2 Washington Boulevard Redevelopment Project

Parcels Identified as "Blighted" in the City's Preliminary Report



#6 12139 Slauson Ave. "Outdated Design," "Unsafe Access," "Inadequate Infrastructure"



#7 12157 Slauson Ave. "Aging Buildings," "Outdated Design," "Unsafe Access," "Inadequate Infrastructure"

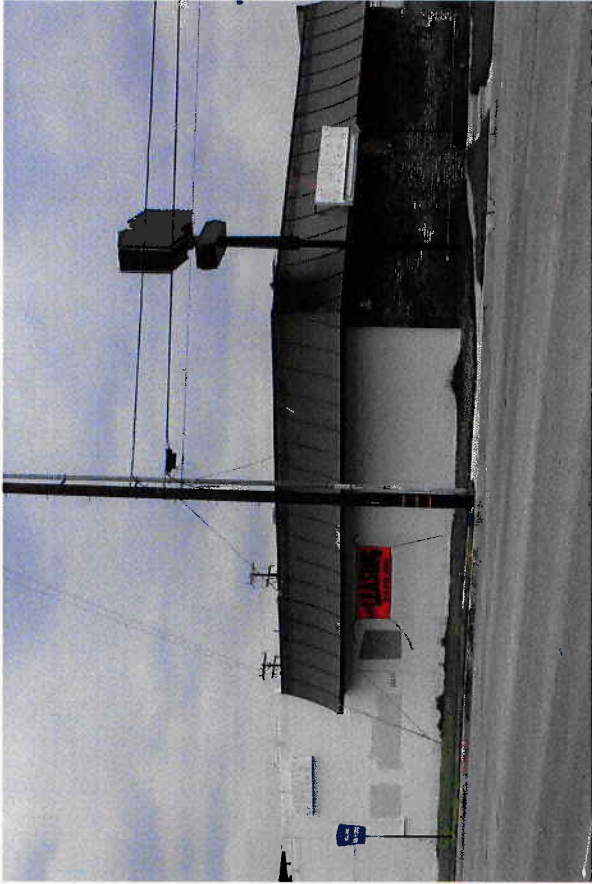


#8 12201 Slauson Ave. "Aging Buildings," "Outdated Design," "Unsafe Access"



#9 12209 Slauson Ave. "Unsafe Access"

Santa Fe Springs Amendment No. 2 Washington Boulevard Redevelopment Project
Parcels Identified as "Blighted" in the City's Preliminary Report



#10 12215 Slauson Ave. "Outdated Design," "Unsafe Access,"
"Vacant Land or Buildings"



#12 11966 Rivera Rd. "Outdated Design"



#15 8317 Secura Way "Irregular Shaped Lots," "Unsafe Access,"
"Inadequate Infrastructure"



#16 8333 Secura Way "Inadequate Infrastructure"

Santa Fe Springs Amendment No. 2 Washington Boulevard Redevelopment Project

Parcels Identified as "Blighted" in the City's Preliminary Report



#17 8357 Secura Way "Irregular Shaped Parcels," "Outdated Design," "Unsafe Access," "Inadequate Infrastructure"



#18 8411 Secura Way "Irregular Shaped Parcels," "Outdated Design," "Inadequate Infrastructure"

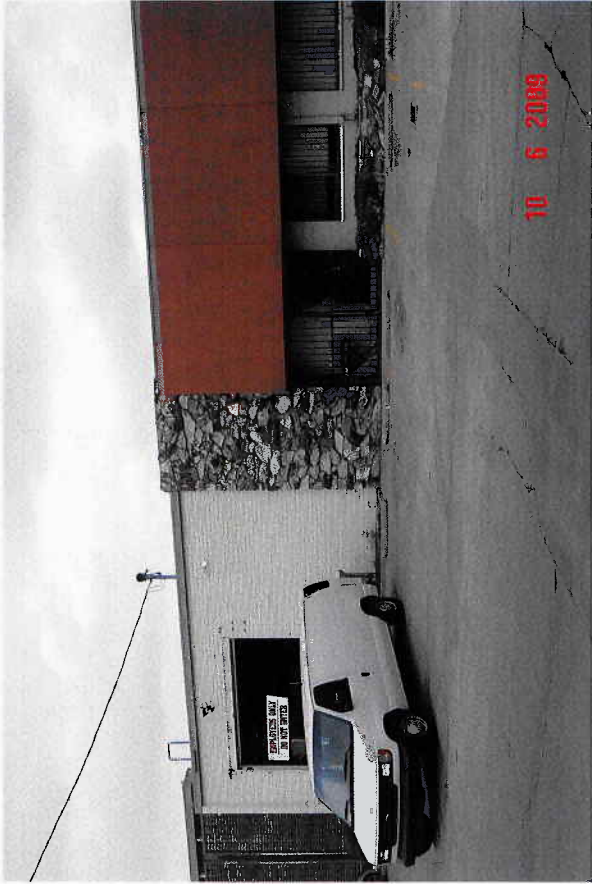


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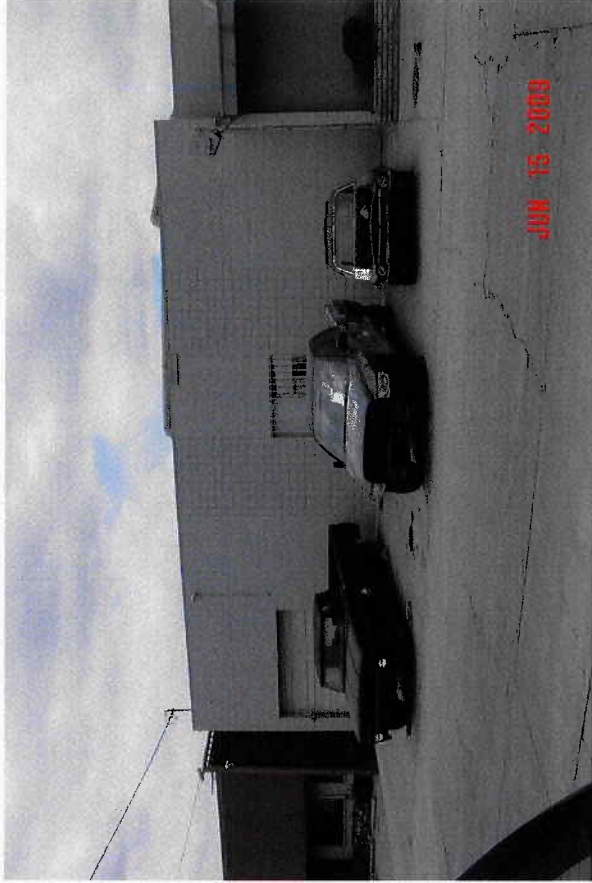


#20 8317 Secura Way "Irregular Shaped Lots," "Unsafe Access," "Inadequate Infrastructure"

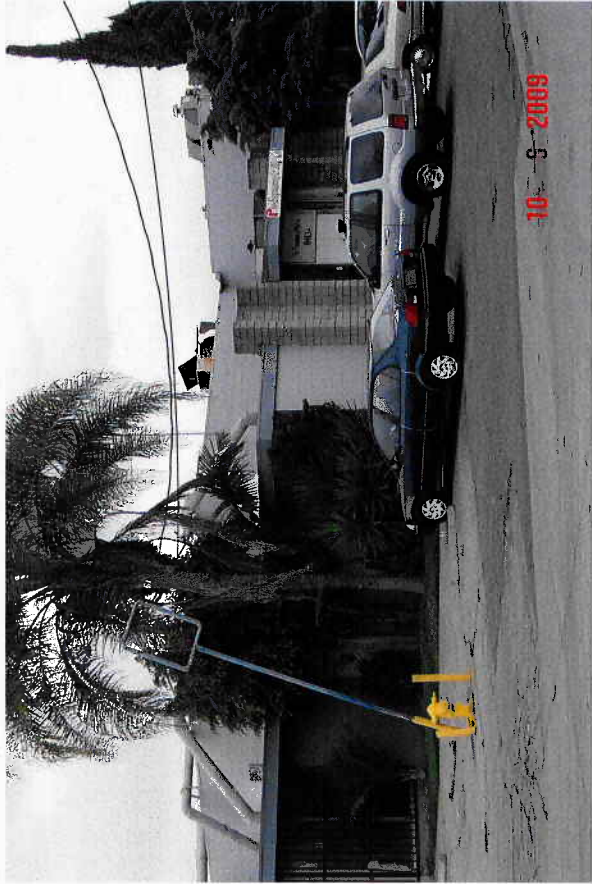
Santa Fe Springs Amendment No. 2 Washington Boulevard Redevelopment Project
Parcels Identified as "Blighted" in the City's Preliminary Report



#21 8425 Secura Way "Aging Buildings," "Irregular Shaped Parcels," "Inadequate Infrastructure"



#22 8417 Secura Way "Aging Buildings," "Irregular Shaped Parcels," "Outdated Design," "Unsafe Access," "Inadequate Infrastructure"



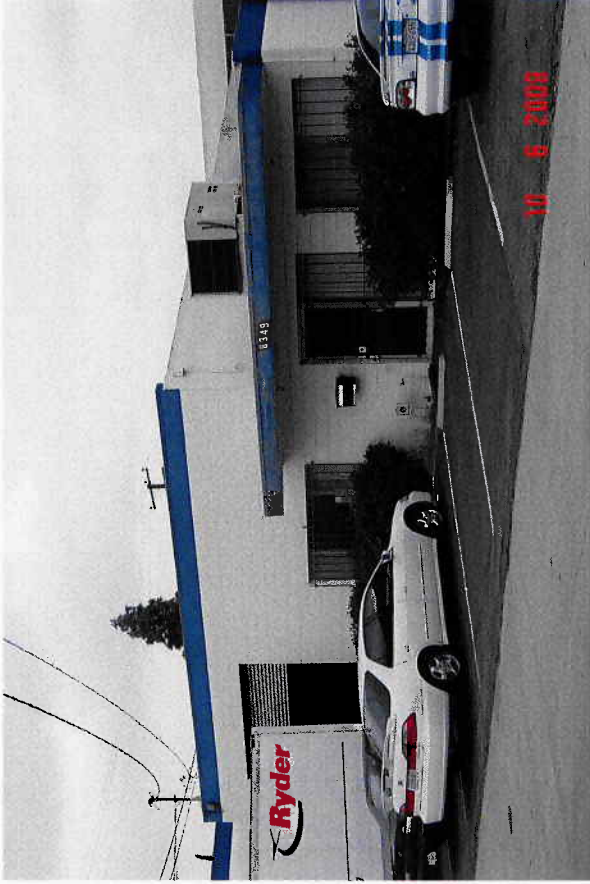
#23 8413 Secura Way "Unsafe Building," "Irregular Shaped Lots," "Unsafe Access," "Inadequate Infrastructure"



#24 8355 Secura Way "Irregular Shaped Lots," "Outdated Design," "Unsafe Access," "Inadequate Infrastructure"

Santa Fe Springs Amendment No. 2 Washington Boulevard Redevelopment Project

Parcels Identified as "Blighted" in the City's Preliminary Report



#25 8349 Secura Way "Aging Buildings," "Irregular Shaped Lots," "Inadequate Infrastructure"



#26 12000 Rivera Rd. "Aging Buildings," "Irregular Shaped Lots," "Outdated Design," "Metal Building"

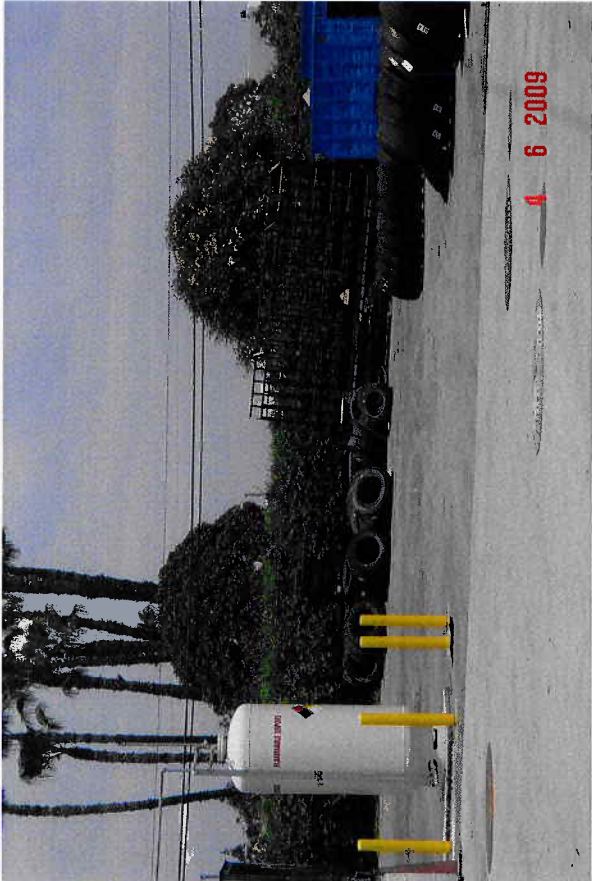


#27 8427 Secura Way "Aging Buildings," "Irregular Shaped Lots," "Outdated Design," "Inadequate Infrastructure"



#28 12004 Rivera Rd. "Irregular Shaped Lots," "Inadequate Infrastructure"

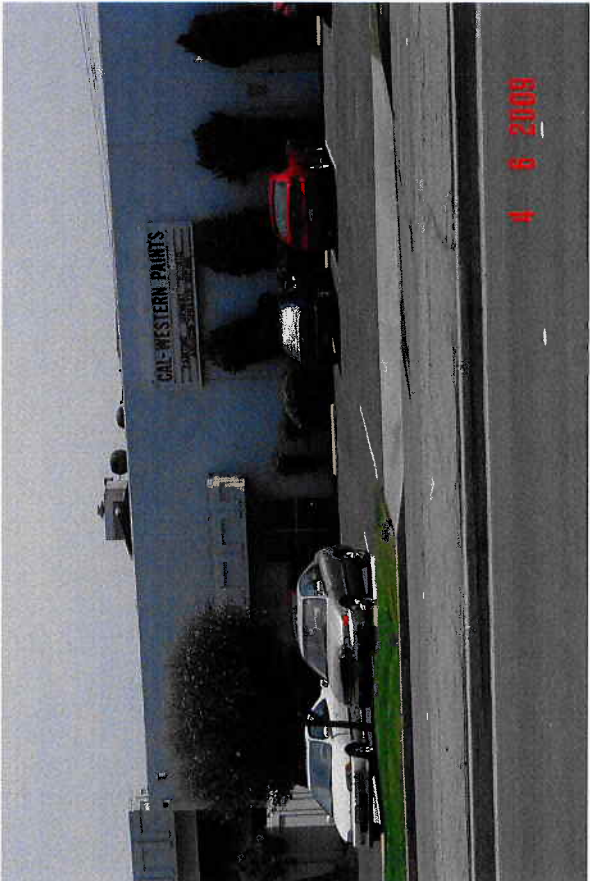
Santa Fe Springs Amendment No. 2 Washington Boulevard Redevelopment Project
Parcels Identified as "Blighted" in the City's Preliminary Report



#32 11850 Slauson Ave. "Vacant Land or Buildings"



#33 11850 Slauson Ave. "Vacant Land or Buildings"



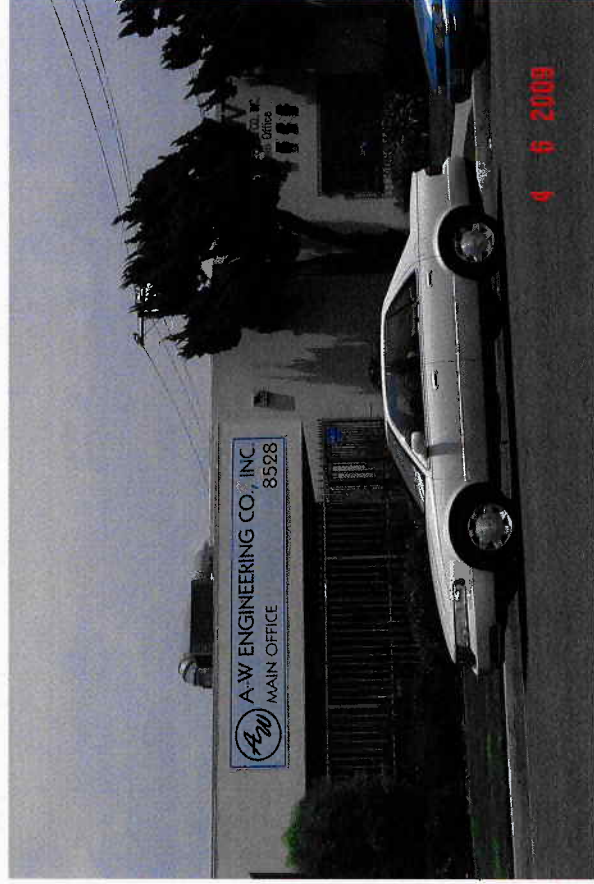
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#36 11748 Slauson Ave. "Aging Buildings," "Outdated Design"

Santa Fe Springs Amendment No. 2 Washington Boulevard Redevelopment Project

Parcels Identified as "Blighted" in the City's Preliminary Report



#37 8528 Dice Rd. "Aging Buildings"



#38 8518 Dice Rd. "Aging Buildings"



#39 11720 Slauson Ave. "Aging Buildings"



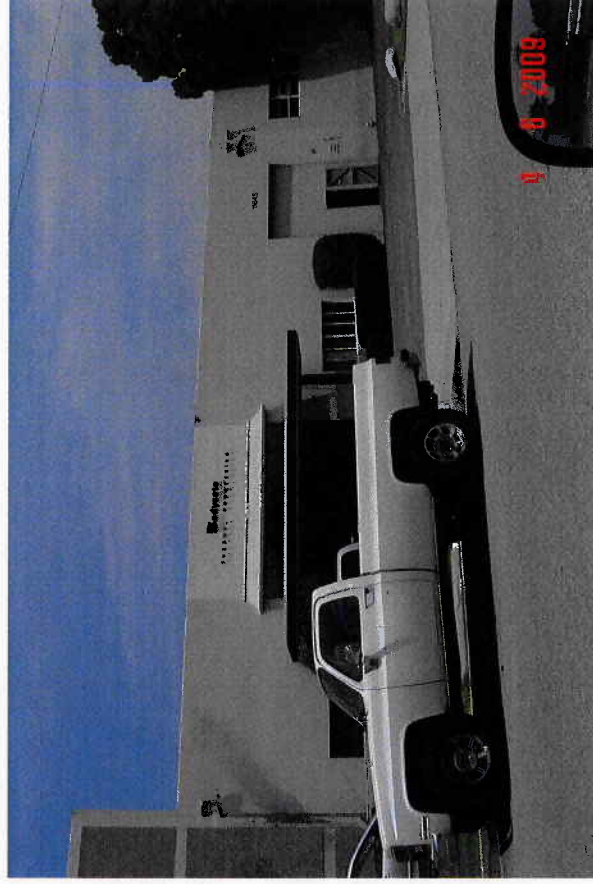
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Santa Fe Springs Amendment No. 2 Washington Boulevard Redevelopment Project

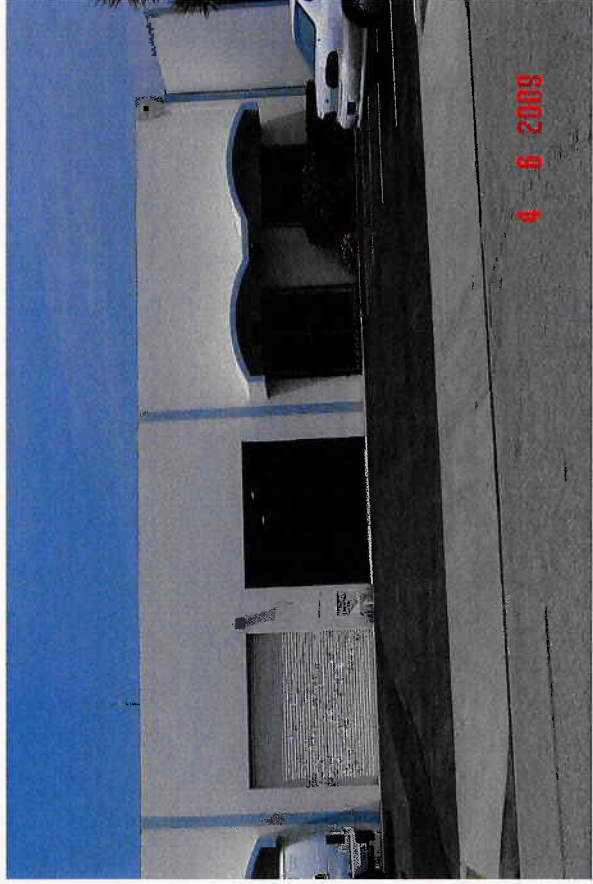
Parcels Identified as "Blighted" in the City's Preliminary Report



#41 11901 Burke St. "Outdated Design," "Unsafe Access"



#42 11845 Burke St. "Aging Buildings"



#43 11925 Burke St. "Outdated Design"



#44 11919 Burke St. "Outdated Design," "Unsafe Access"

Santa Fe Springs Amendment No. 2 Washington Boulevard Redevelopment Project

Parcels Identified as "Blighted" in the City's Preliminary Report



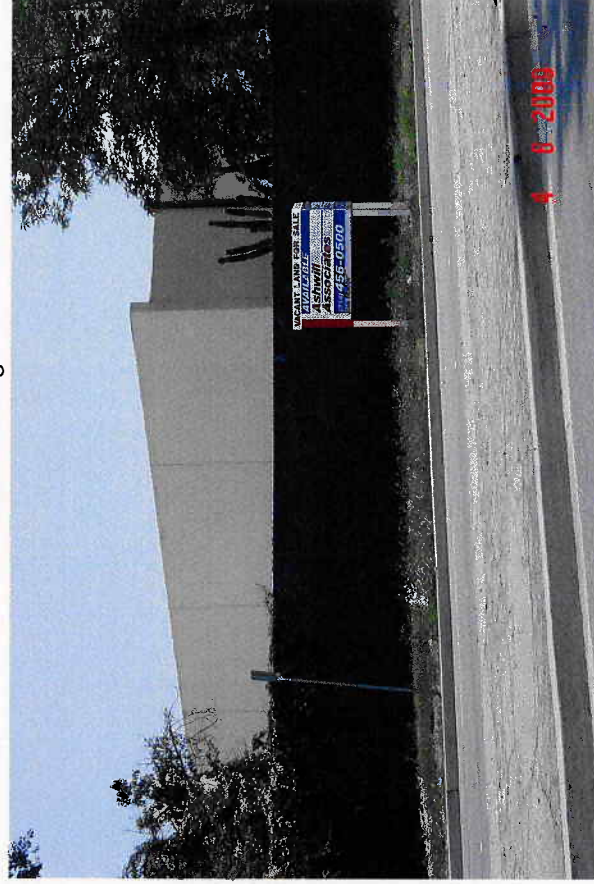
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#47 11850 Slauson Ave. "Aging Buildings," "Outdated Design," "Unsafe Access," "Inadequate Infrastructure," "Metal Building"



#48 11933 Burke St. "Aging Buildings," "Outdated Design," "Inadequate Infrastructure"

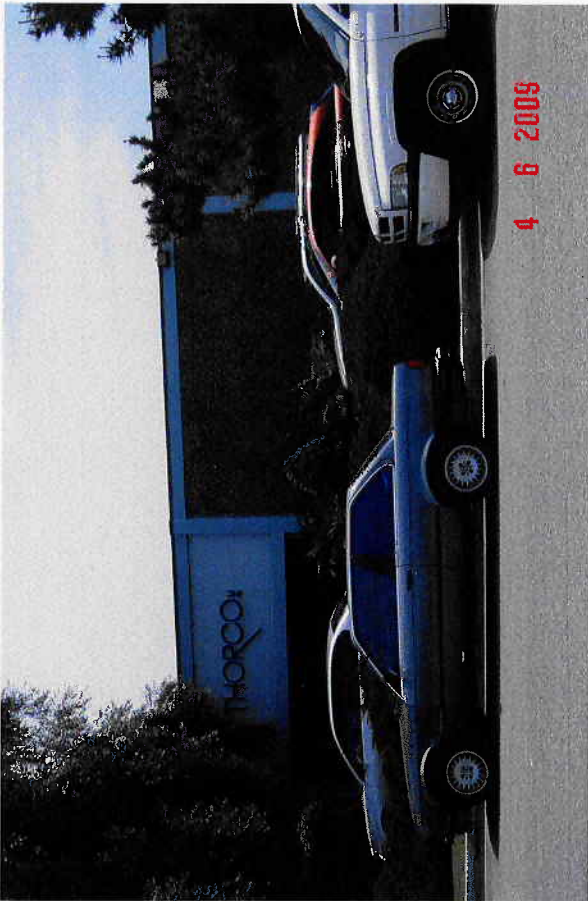


#34 11790 Slauson Ave. "Irregular Shaped Lots," "Vacant Land or Buildings"

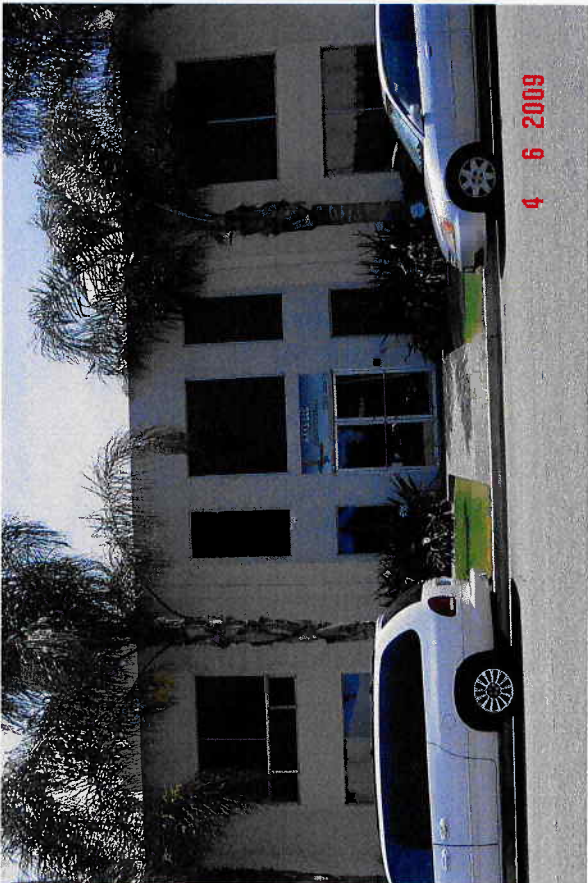
Santa Fe Springs Amendment No. 2 Washington Boulevard Redevelopment Project
Parcels Identified as "Blighted" in the City's Preliminary Report



#46 11770 Slauson Ave. "Aging Buildings"



#49 11950 Burke St. "Outdated Design"



#50 11904 Burke St. "Outdated Design"



#51 11876 Burke St. "Vacant Land or Buildings"

Santa Fe Springs Amendment No. 2 Washington Boulevard Redevelopment Project
Parcels Identified as "Blighted" in the City's Preliminary Report



#52 11862 Burke St. "Aging Buildings," "Outdated Design"



#53 11850 Burke St. "Outdated Design"



#54 11822 Burke St. "Outdated Design"



#55 11808 Burke St. "Aging Buildings," "Outdated Design"

Santa Fe Springs Amendment No. 2 Washington Boulevard Redevelopment Project

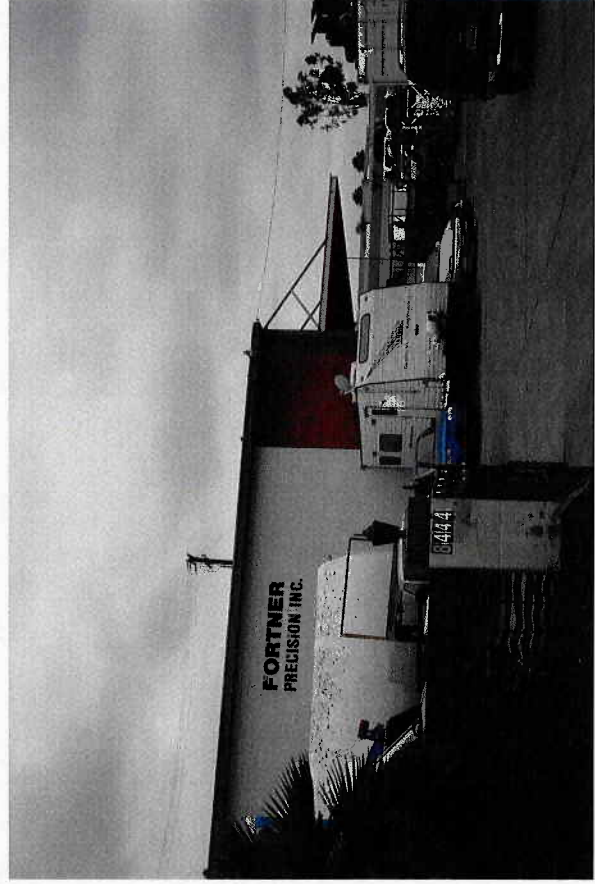
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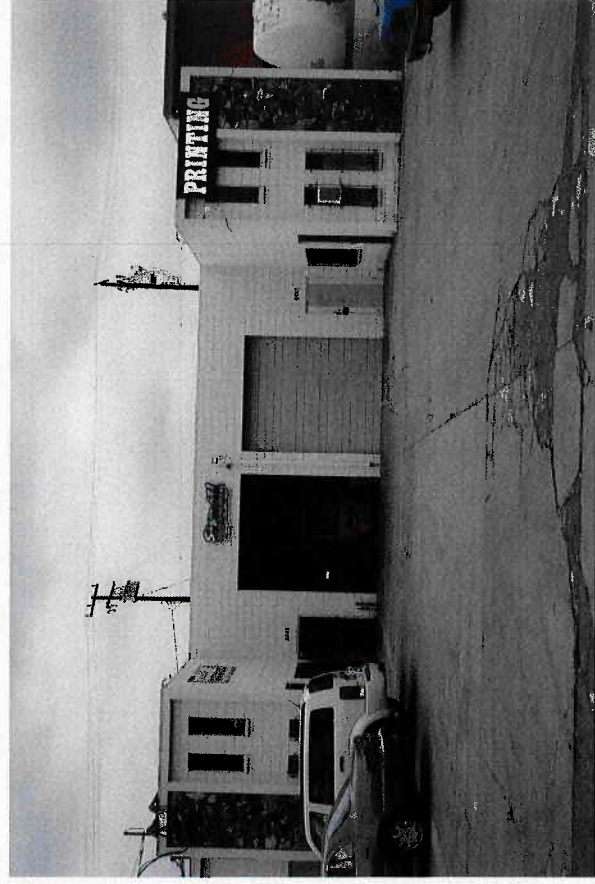
#56 11926 Burke St. "Aging Buildings"



#57 8707 Sorensen Ave. "Aging Buildings," "Outdated Design"



#59 8444 Secura Way "Irregular Shaped Lots," "Inadequate Infrastructure"



#60 8440 Secura Way "Irregular Shaped Lots," "Inadequate Infrastructure"

Santa Fe Springs Amendment No. 2 Washington Boulevard Redevelopment Project

Parcels Identified as "Blighted" in the City's Preliminary Report



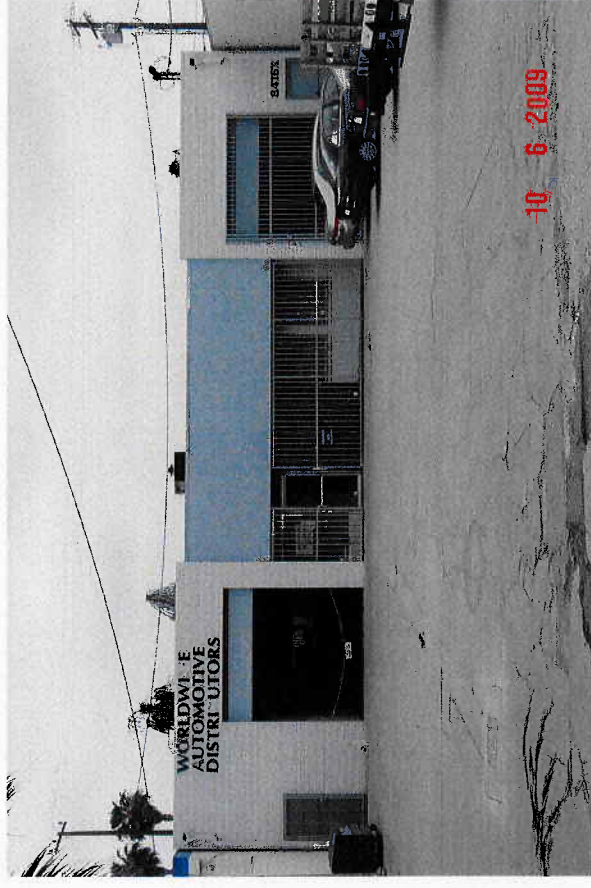
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#62 8424 Secura Way
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#63 8418 Secura Way
"Aging Buildings," "Irregular Shaped Lots," "Outdated Design," "Unsafe Access," "Inadequate Infrastructure"



#64 8416 Secura Way
"Aging Buildings," "Irregular Shaped Lots," "Outdated Design," "Inadequate Infrastructure"

Santa Fe Springs Amendment No. 2 Washington Boulevard Redevelopment Project

Parcels Identified as "Blighted" in the City's Preliminary Report



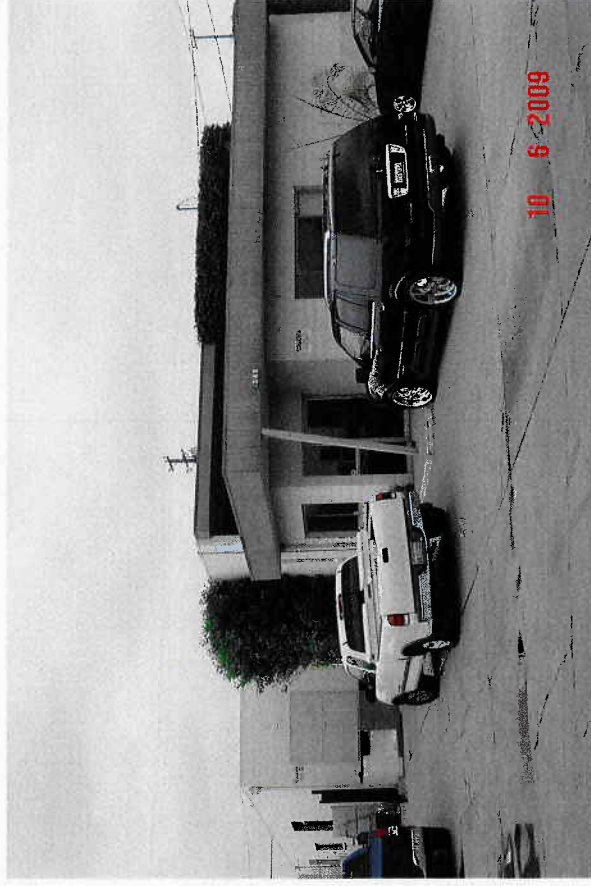
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"Outdated Design," "Inadequate Infrastructure"



#66 8400 Secura Way
"Aging Buildings," "Irregular Shaped Lots,"
"Outdated Design," "Inadequate Infrastructure"



#67 8354 Secura Way
"Aging Buildings," "Irregular Shaped Lots,"
"Outdated Design," "Unsafe Access,"
"Inadequate Infrastructure"



#68 8348 Secura Way
"Aging Buildings," "Irregular Shaped Lots,"
"Outdated Design," "Unsafe Access,"
"Inadequate Infrastructure"

Santa Fe Springs Amendment No. 2 Washington Boulevard Redevelopment Project

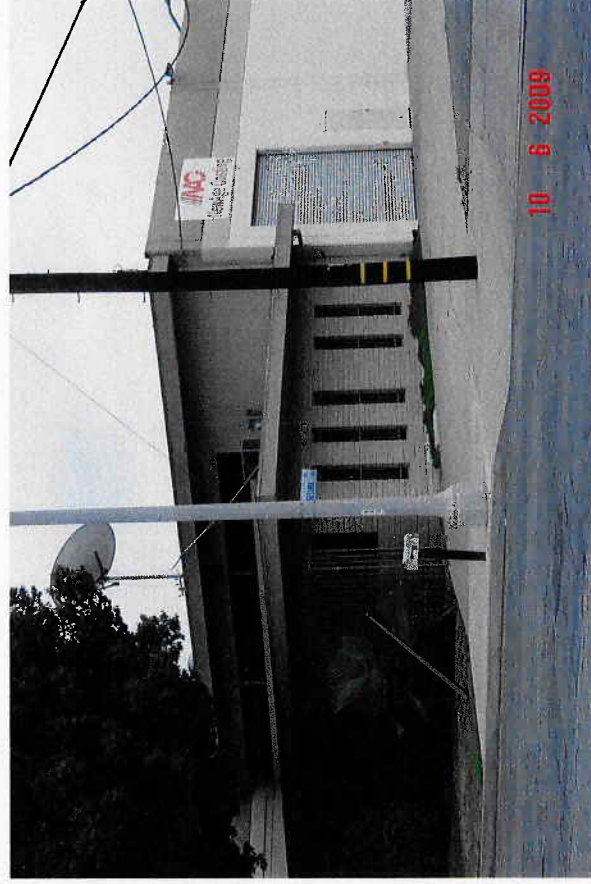
Parcels Identified as "Blighted" in the City's Preliminary Report



#69 8342 Secura Way "Aging Buildings," "Irregular Shaped Lots," "Outdated Design," "Inadequate Infrastructure"



#70 8332 Secura Way "Unsafe Access," "Inadequate Infrastructure"



#71 12020 Rivera Rd. "Unsafe Access"



#72 12030 Rivera Rd. "Irregular Shaped Lots," "Outdated Design"

Santa Fe Springs Amendment No. 2 Washington Boulevard Redevelopment Project

Parcels Identified as "Blighted" in the City's Preliminary Report



#73 8421 Chetle Ave. "Irregular Shaped Lots"



#74 8433 Chetle Ave. "Aging Buildings," "Irregular Shaped Lots," "Vacant Land or Buildings"



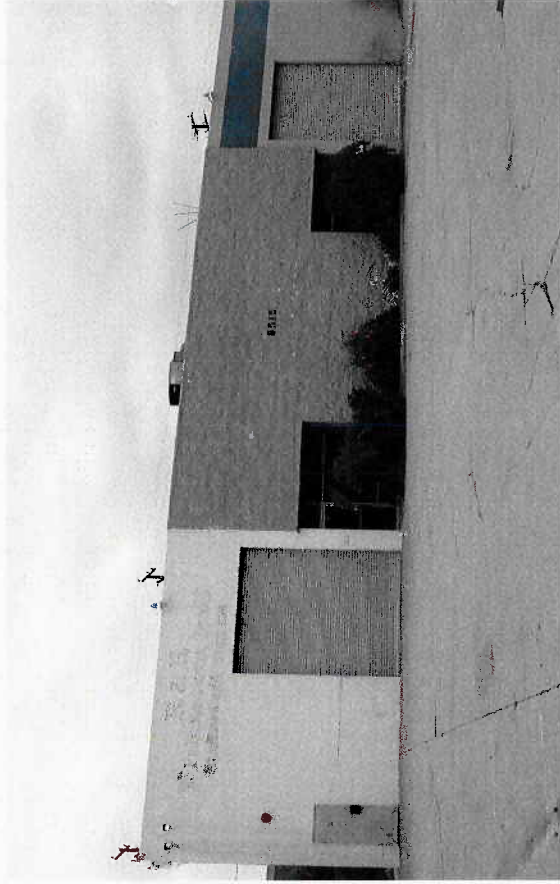
#75 8433 Chetle Ave. "Aging Buildings," "Irregular Shaped Lots," "Outdated Design"



#76 8503 Chetle "Unsafe Buildings," "Aging Buildings," "Incompatible Adjacencies," "Adverse Physical Factors," "Irregular Lots," "Outdated Design," "Unsafe Access," "Vacant"

Santa Fe Springs Amendment No. 2 Washington Boulevard Redevelopment Project

Parcels Identified as "Blighted" in the City's Preliminary Report



#77 8515 Chetle "Unsafe Buildings," "Aging Buildings," "Incompatible Adjacencies," "Irregular Shaped Lots," "Outdated Design," "Unsafe Access," "Vacant Land or Buildings"



#78 8609 Chetle Ave. "Vacant Land or Buildings"



#79 8403 Chetle Ave. "Unsafe Building Conditions," "Outdated Design," "Unsafe Access"



#81 8333 Chetle Ave. "Outdated Design," "Unsafe Access"

Santa Fe Springs Amendment No. 2 Washington Boulevard Redevelopment Project

Parcels Identified as "Blighted" in the City's Preliminary Report



#82 8515 Chetle Ave. "Aging Buildings"



#83 12040 Rivera Rd. "Irregular Shaped Lots," "Outdated Design"



#84 8311 Chetle Ave. "Unsafe Building Conditions," "Aging Buildings," "Outdated Design," "Vacant Land or Buildings"



#85 8533 Chetle Ave. "Vacant Land or Buildings"

Santa Fe Springs Amendment No. 2 Washington Boulevard Redevelopment Project

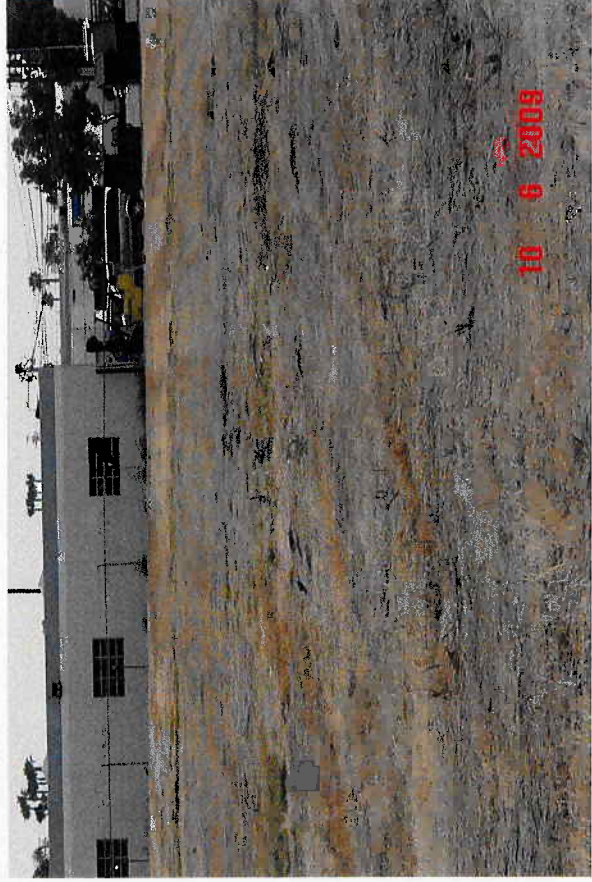
Parcels Identified as "Blighted" in the City's Preliminary Report



#86 12055 Rivera Rd. "Outdated Design"



#88 "Irregular Shaped Lots," "Vacant Land or Buildings"



#89 11904 Washington "Vacant Land or Buildings"



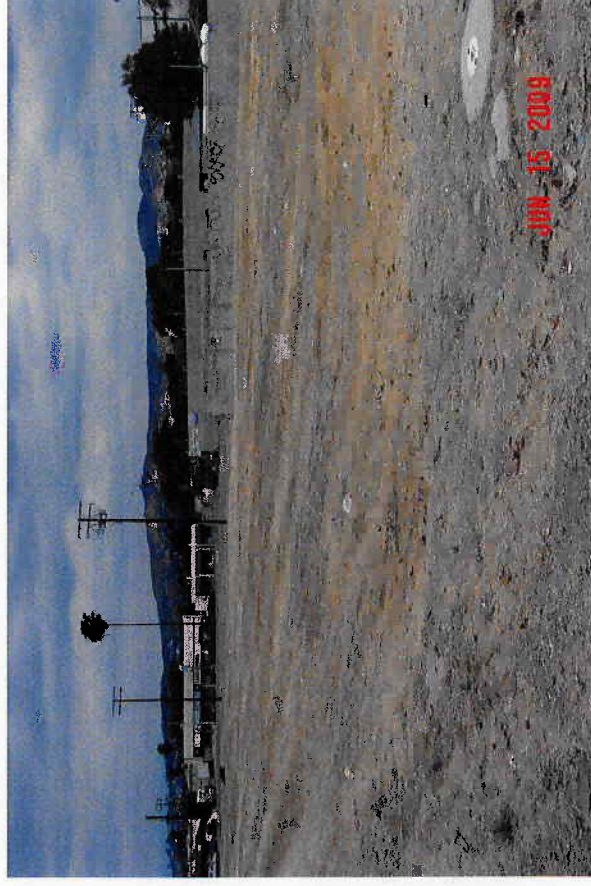
#90 11920 Washington "Vacant Land or Buildings"

Santa Fe Springs Amendment No. 2 Washington Boulevard Redevelopment Project

Parcels Identified as "Blighted" in the City's Preliminary Report



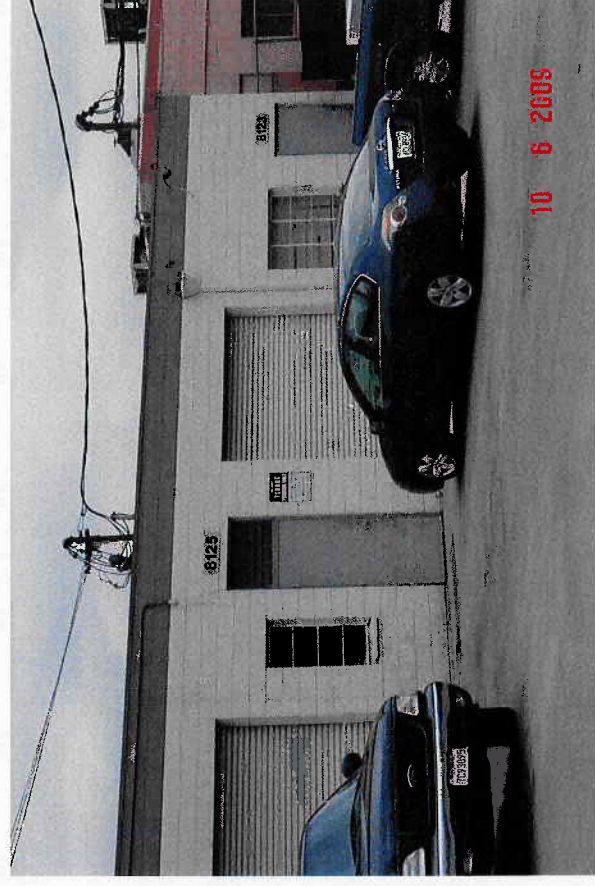
#91 11934 Washington "Aging Buildings," "Outdated Design"



#92 "Vacant Land or Buildings"



#93 8119 Secura "Aging Buildings," "Adverse Physical Factors," "Irregular Shaped Lots," "Outdated Design," "Unsafe Access," "Inadequate Infrastructure"



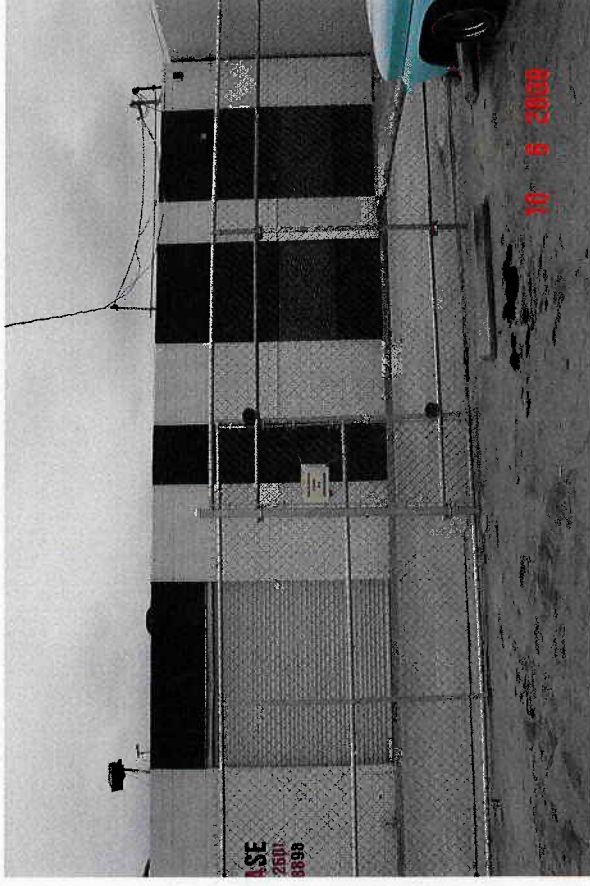
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Santa Fe Springs Amendment No. 2 Washington Boulevard Redevelopment Project

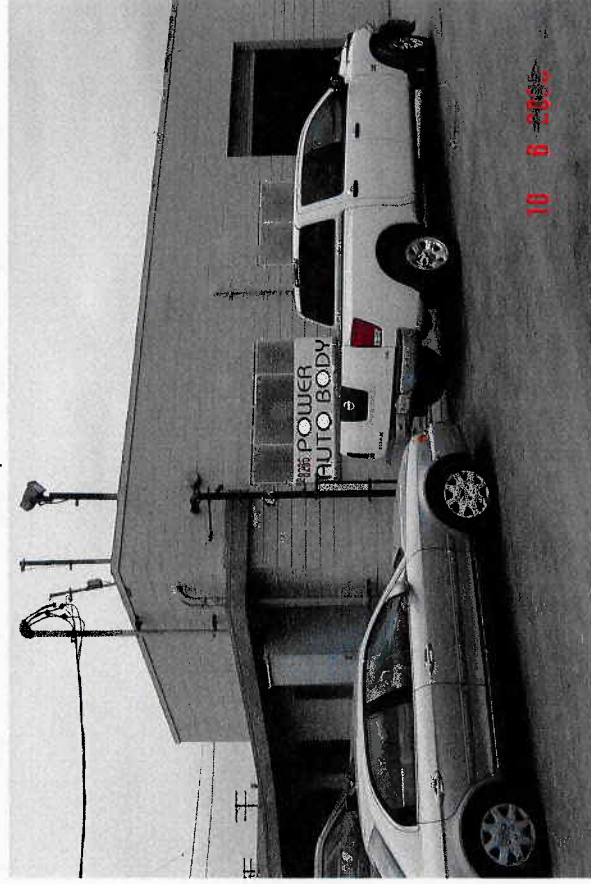
Parcels Identified as "Blighted" in the City's Preliminary Report



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#96 8400 Secura Way "Aging Buildings," "Irregular Shaped Lots," "Outdated Design," "Unsafe Access," "Inadequate Infrastructure"



#97 8206 Secura Way "Outdated Design," "Unsafe Access"



#98 11983 Rivera Rd. "Aging Buildings," "Outdated Design," "Unsafe Access," "Inadequate Infrastructure"

Santa Fe Springs Amendment No. 2 Washington Boulevard Redevelopment Project

Parcels Identified as "Blighted" in the City's Preliminary Report



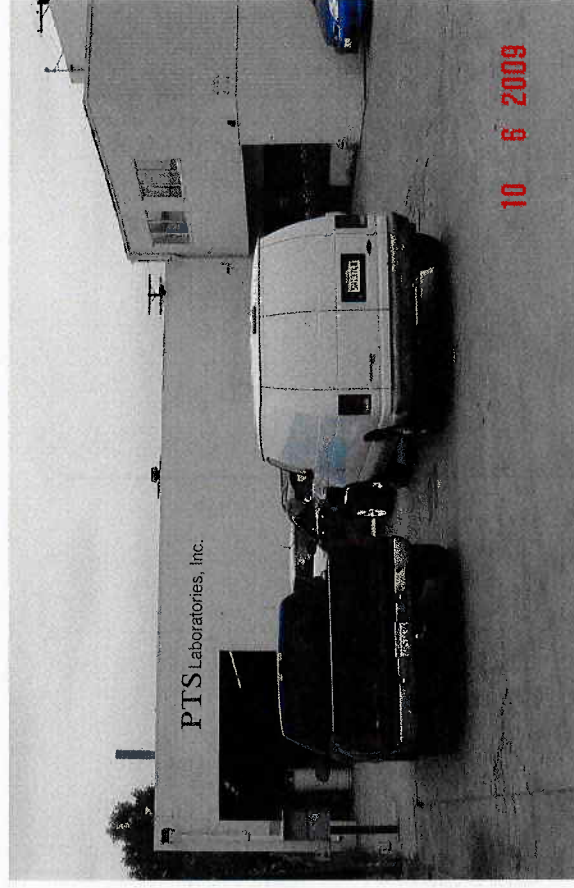
#99 8141 Secura Way "Aging Buildings," "Irregular Shaped Lots," "Outdated Design," "Unsafe Access," "Inadequate Infrastructure"



#100 8145 Secura "Unsafe Buildings," "Aging Buildings," "Adverse Physical Factors," "Irregular Shaped Lots," "Outdated Design," "Unsafe Access," "Inadequate Infrastructure"



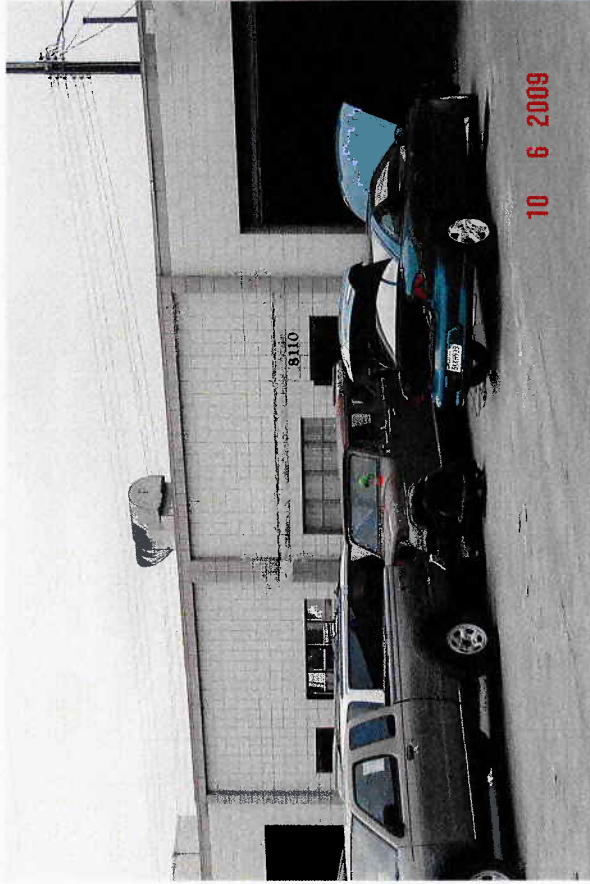
#101 11920 Washington "Vacant Land or Buildings"



#102 8108 Secura Way "Aging Buildings," "Irregular Shaped Lots," "Outdated Design," "Unsafe Access," "Inadequate Infrastructure"

Santa Fe Springs Amendment No. 2 Washington Boulevard Redevelopment Project

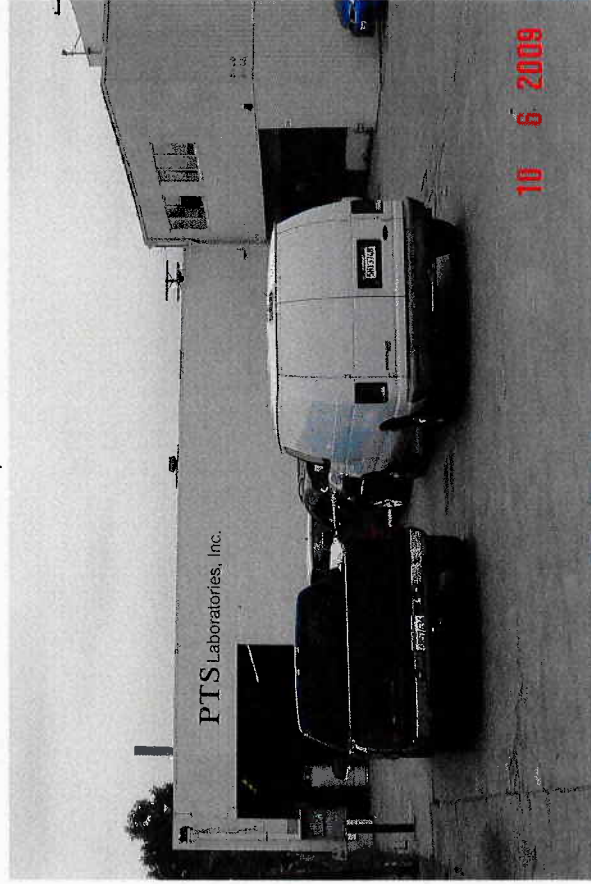
Parcels Identified as "Blighted" in the City's Preliminary Report



#103 8110 Secura Way "Aging Buildings," "Irregular Shaped Lots,"
"Outdated Design," "Unsafe Access,"
"Inadequate Infrastructure"



#104 8118 Secura Way "Aging Buildings," "Irregular Shaped Lots,"
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"Inadequate Infrastructure"



#105 8100 Secura Way "Aging Buildings," "Irregular Shaped Lots,"
"Outdated Design," "Unsafe Access,"
"Inadequate Infrastructure"



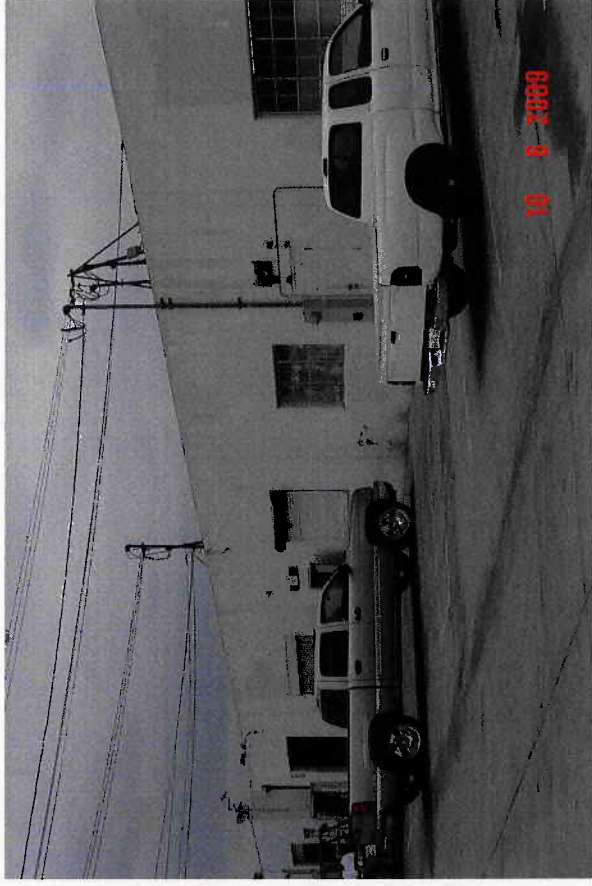
#106 11965 Rivera Rd. "Aging Buildings," "Outdated Design"

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Parcels Identified as "Blighted" in the City's Preliminary Report



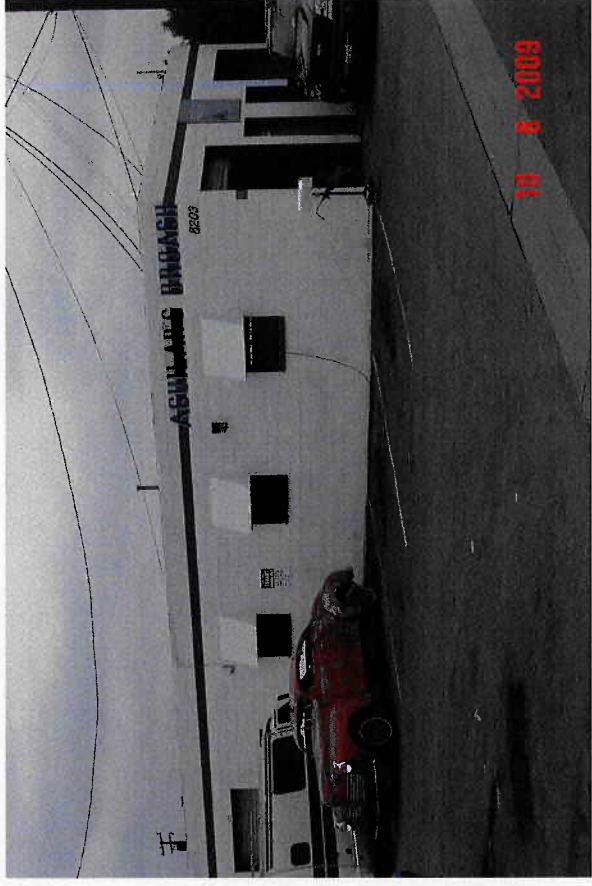
#107 11967 Rivera Rd. "Aging Buildings," "Outdated Design"



#108 11969 Rivera Rd. "Aging Buildings," "Outdated Design"



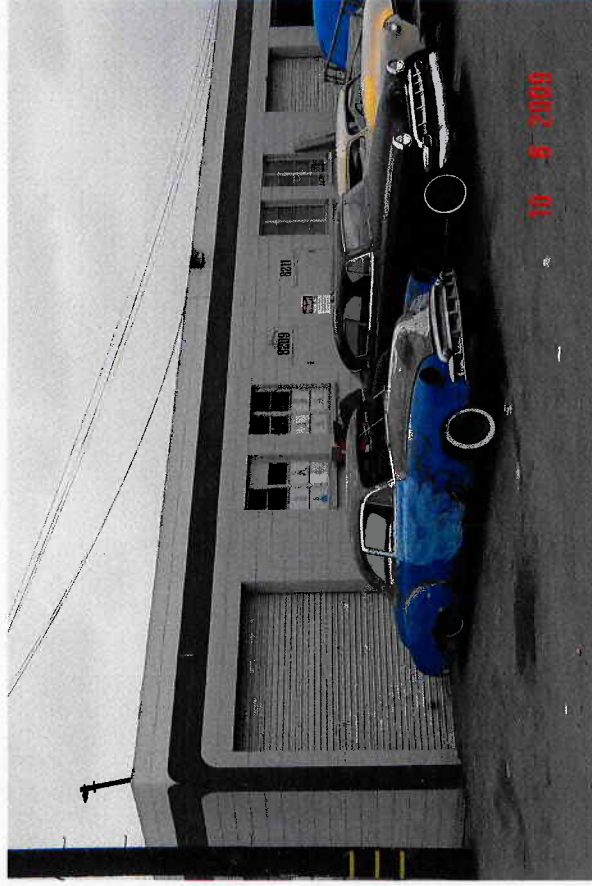
#109 11973 Rivera Rd. "Aging Buildings," "Outdated Design"



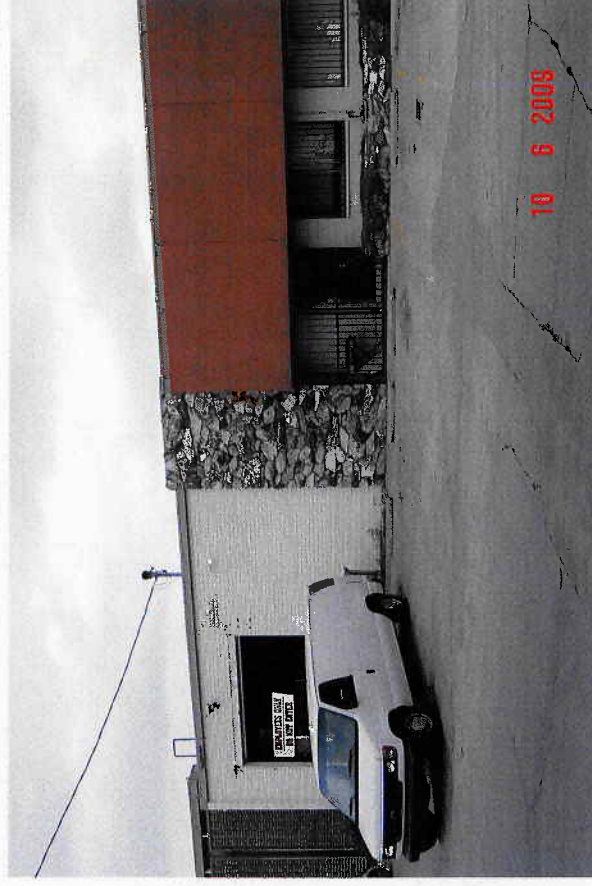
#110 8203 Secura Way
"Aging Buildings," "Irregular Shaped Lots,"
"Outdated Design," "Unsafe Access,"
"Inadequate Infrastructure"

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Parcels Identified as "Blighted" in the City's Preliminary Report



#111 8209 Secura Way "Unsafe Buildings," "Aging Buildings," "Irregular Shaped Lots," "Outdated Design," "Unsafe Access," "Inadequate Infrastructure"



#112 8122 Secura Way "Aging Buildings," "Irregular Shaped Lots," "Outdated Design," "Unsafe Access," "Inadequate Infrastructure"



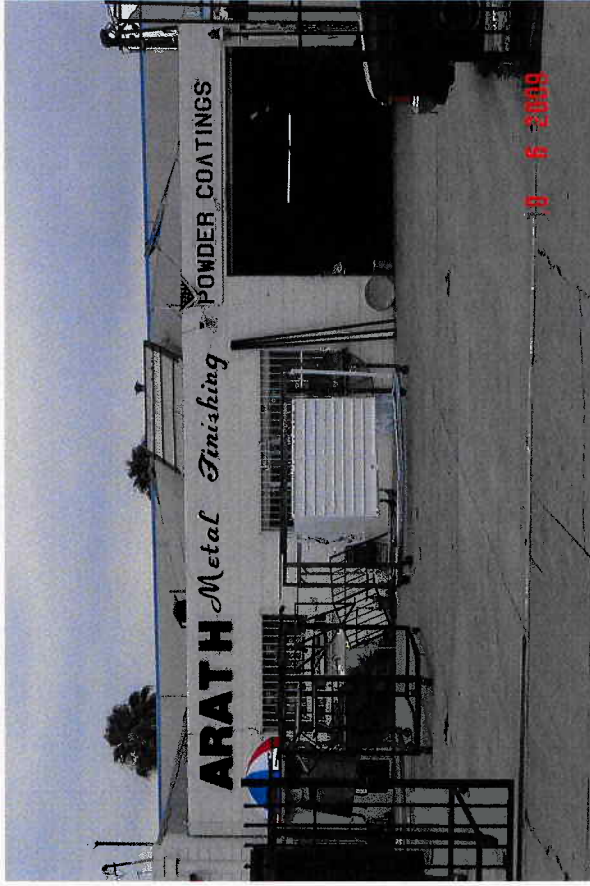
#113 8126 Secura Way "Aging Buildings," "Irregular Shaped Lots," "Outdated Design," "Unsafe Access," "Inadequate Infrastructure"



#114 11923 Rivera Rd. "Aging Buildings," "Irregular Shaped Lots," "Outdated Design"

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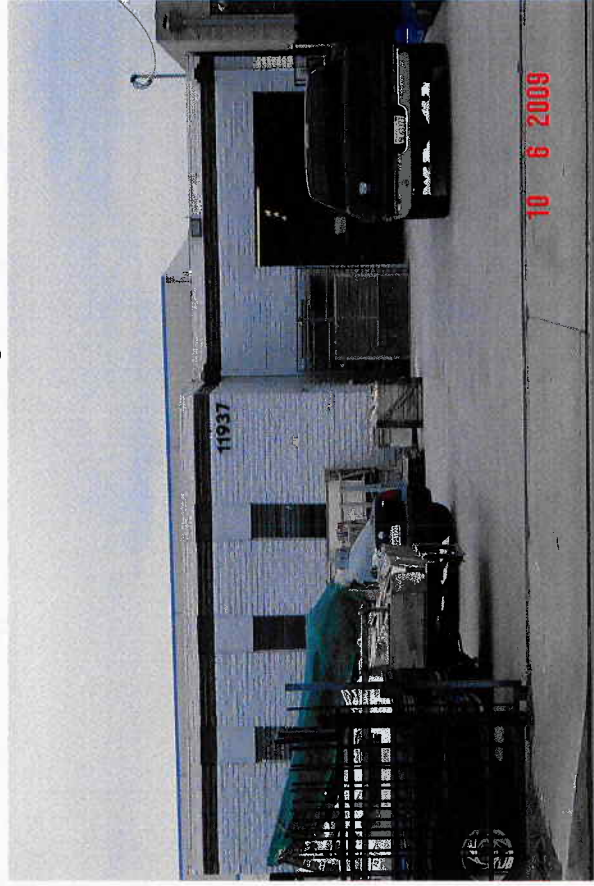
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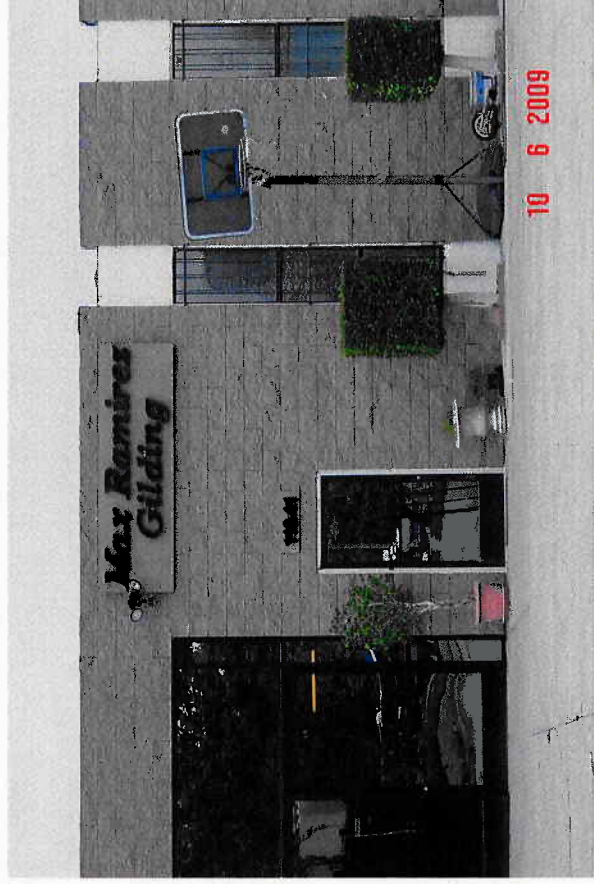
#115 11969 Rivera Rd. "Unsafe Building Conditions," "Aging Buildings," "Irregular Shaped Lots," "Outdated Design," "Unsafe Access"



#116 "Aging Buildings," "Irregular Shaped Lots," "Outdated Design"



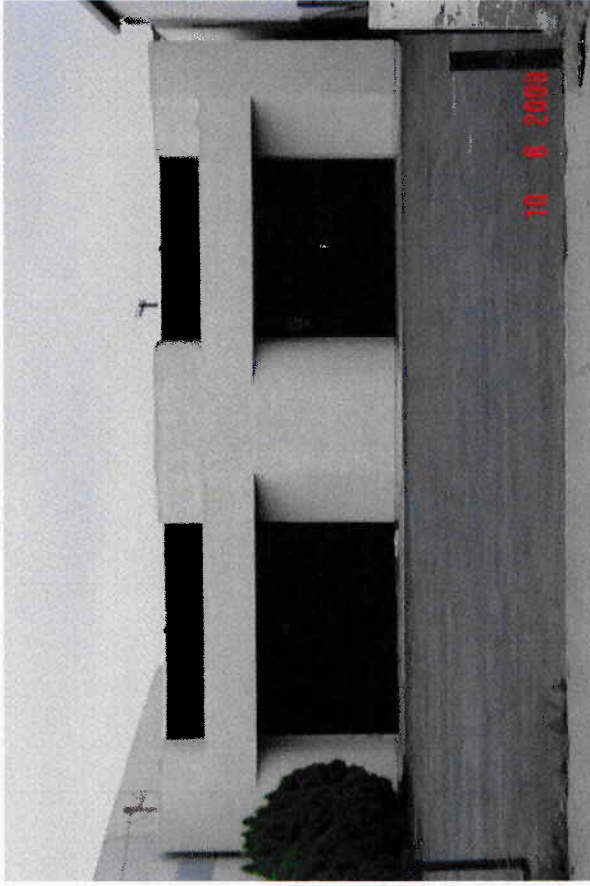
#117 11937 Rivera Rd. "Aging Buildings," "Irregular Shaped Lots," "Outdated Design"



#118 11941 Rivera Rd. "Aging Buildings," "Irregular Shaped Lots," "Outdated Design"

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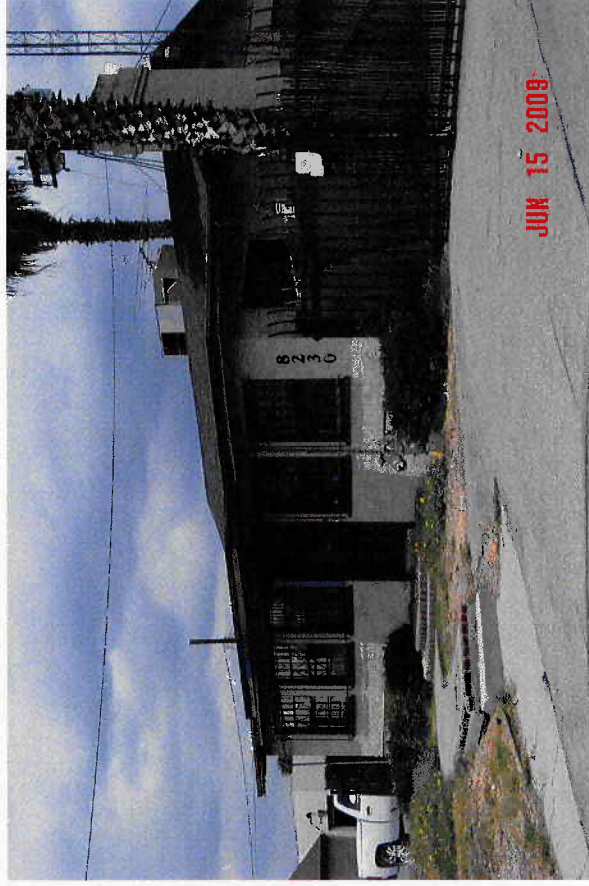
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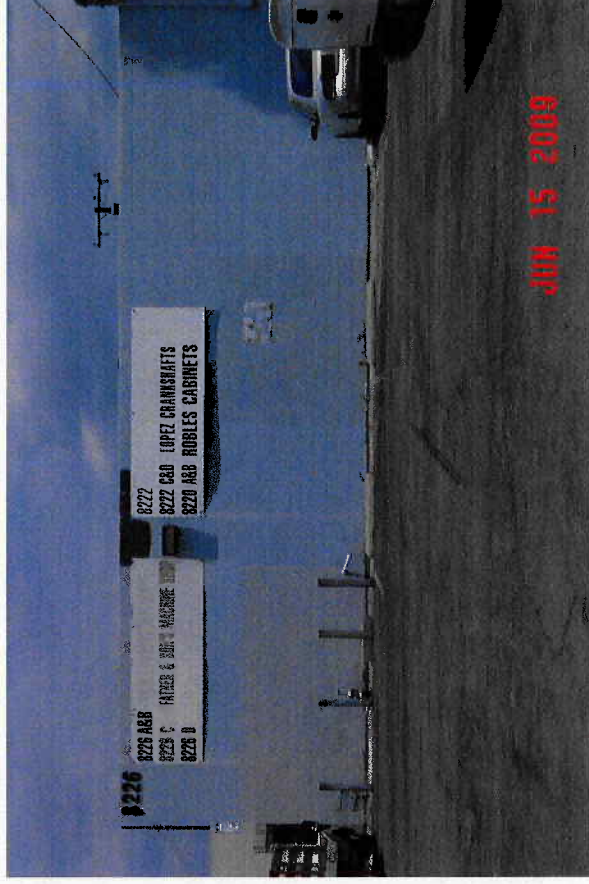
#119 11955 Rivera Rd. "Aging Buildings," "Irregular Shaped Lots," "Outdated Design"



#120 11959 Rivera Rd. "Aging Buildings," "Irregular Shaped Lots," "Outdated Design"



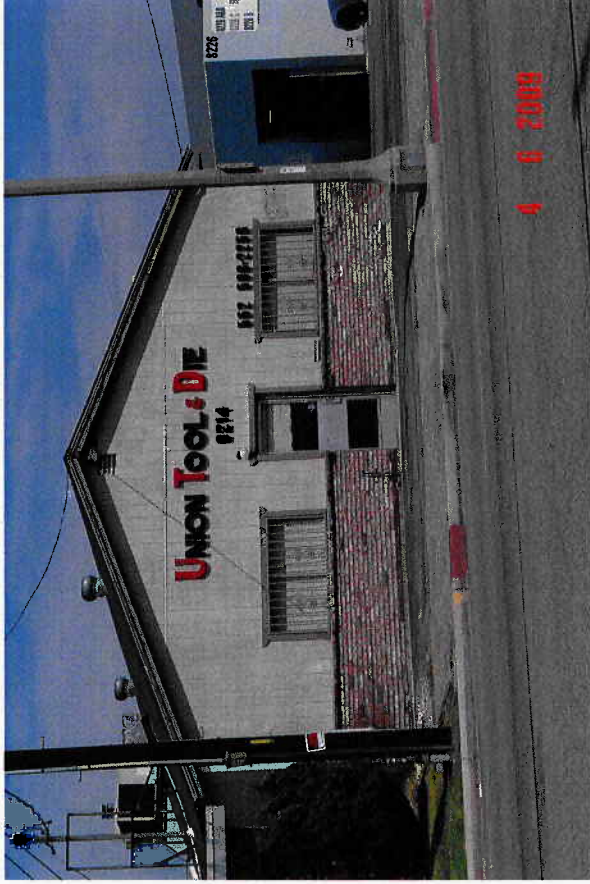
#121 8230 Sorensen "Aging Buildings," "Incompatible Adjacencies," "Irregular Shaped Lots," "Outdated Design," "Unsafe Access," "Vacant Land or Buildings"



#122 8224 Sorensen "Aging Buildings," "Irregular Shaped Lots," "Outdated Design," "Unsafe Access," "Inadequate Infrastructure"

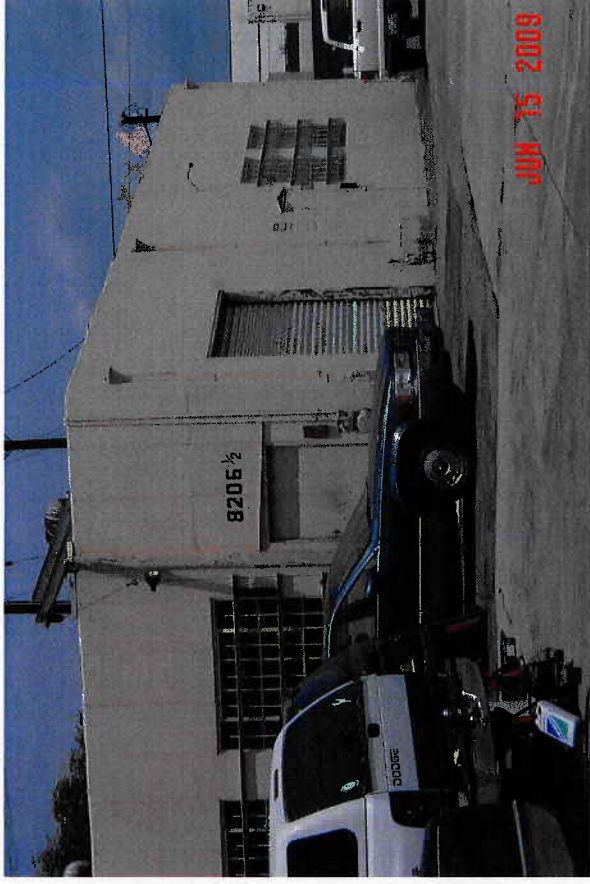
Santa Fe Springs Amendment No. 2 Washington Boulevard Redevelopment Project

Parcels Identified as "Blighted" in the City's Preliminary Report



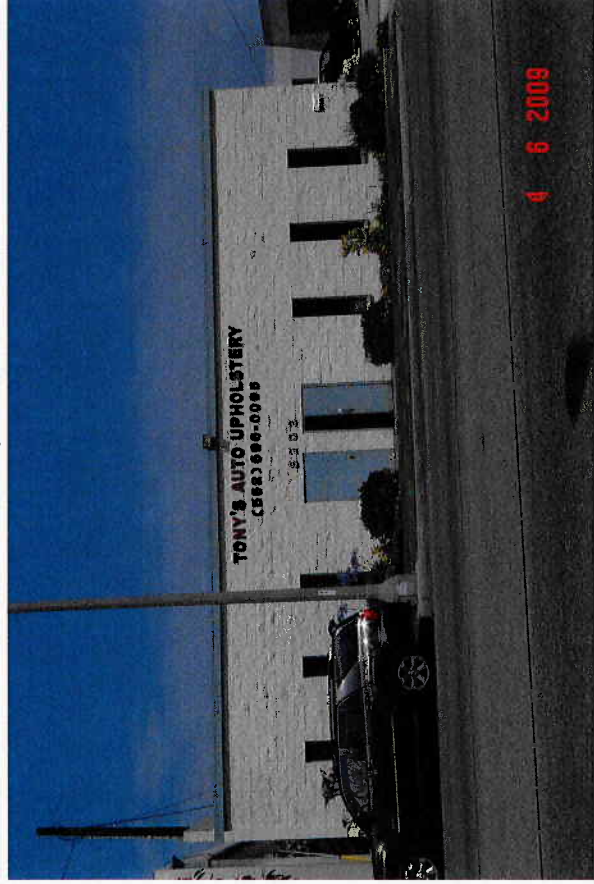
#123 8214 Sorensen

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#124 8206 Sorensen

"Aging Buildings," "Adverse Physical Factors,"
"Irregular Shaped Lots," "Outdated Design,"
"Unsafe Access," "Inadequate Infrastructure"



#125 8202 Sorensen

"Aging Buildings," "Irregular Shaped Lots,"
"Outdated Design"



#126 8210 Sorensen

"Aging Buildings," "Irregular Shaped Lots,"
"Outdated Design"

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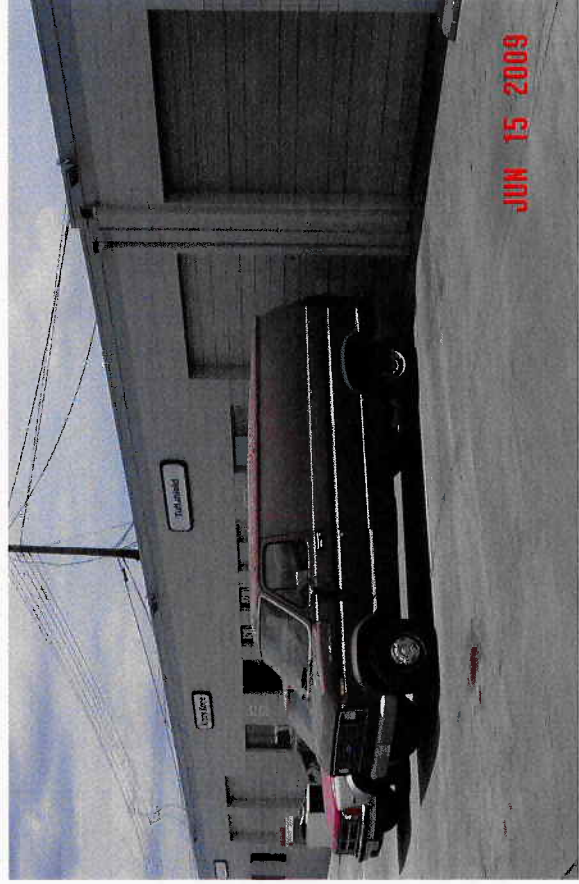
#127 8212 Sorensen

"Aging Buildings," "Irregular Shaped Lots,"
"Outdated Design"



#128 8210 Sorensen

"Aging Buildings," "Irregular Shaped Lots,"
"Outdated Design"



#129 8208 Sorensen

"Aging Buildings," "Adverse Physical Factors,"
"Irregular Shaped Lots," "Outdated Design,"
"Unsafe Access," "Inadequate Infrastructure"



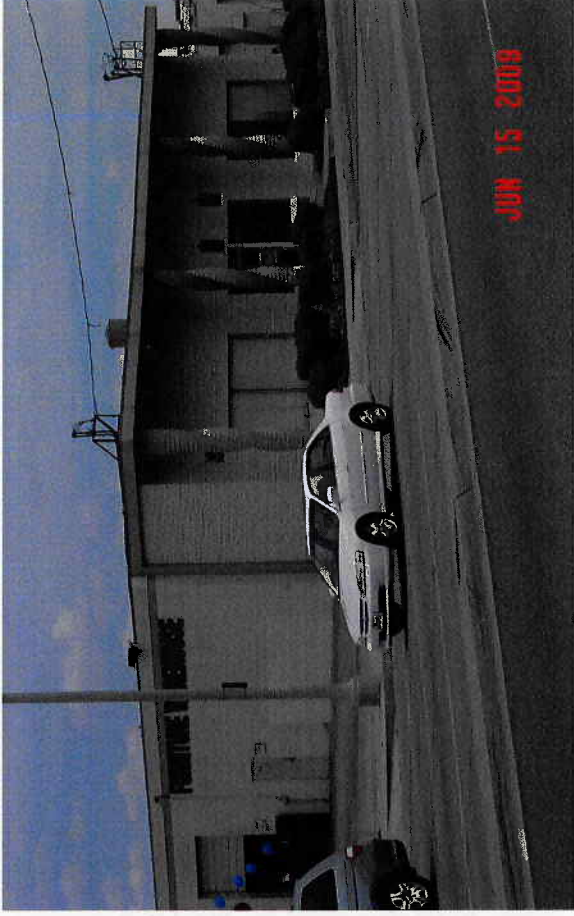
#130 11919 Rivera

"Unsafe Building Conditions," "Aging Buildings,"
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Santa Fe Springs Amendment No. 2 Washington Boulevard Redevelopment Project Parcels Identified as "Blighted" in the City's Preliminary Report



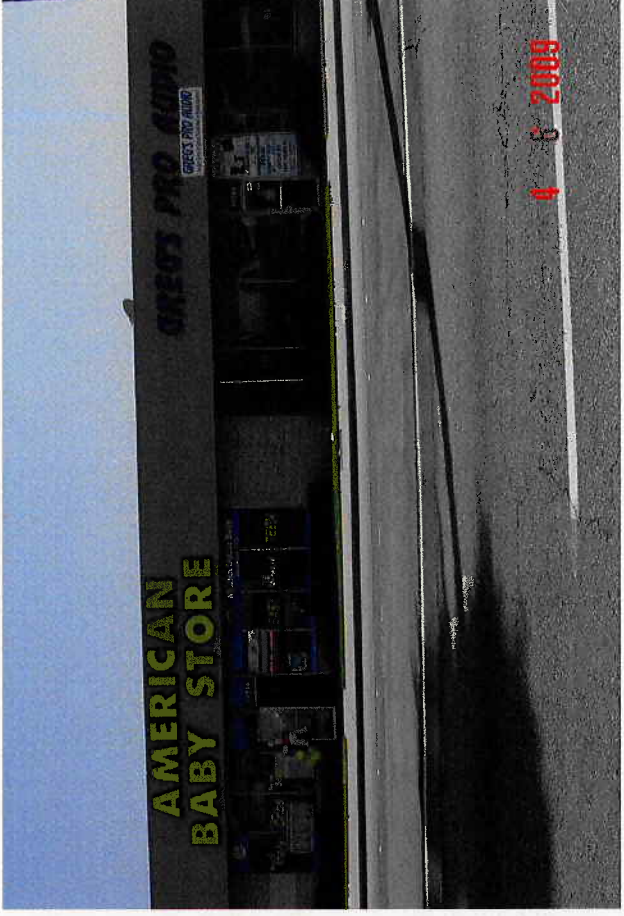
#132 11945 Rivera Rd. "Vacant Land or Buildings," "No Building Deficiencies"



#134 8028 Sorensen "Aging Buildings," "Outdated Design"



#136 "Irregular Shaped Lots," "Vacant Land or Buildings"



#137 11668 Washington "Aging Buildings," "Unsafe Access"

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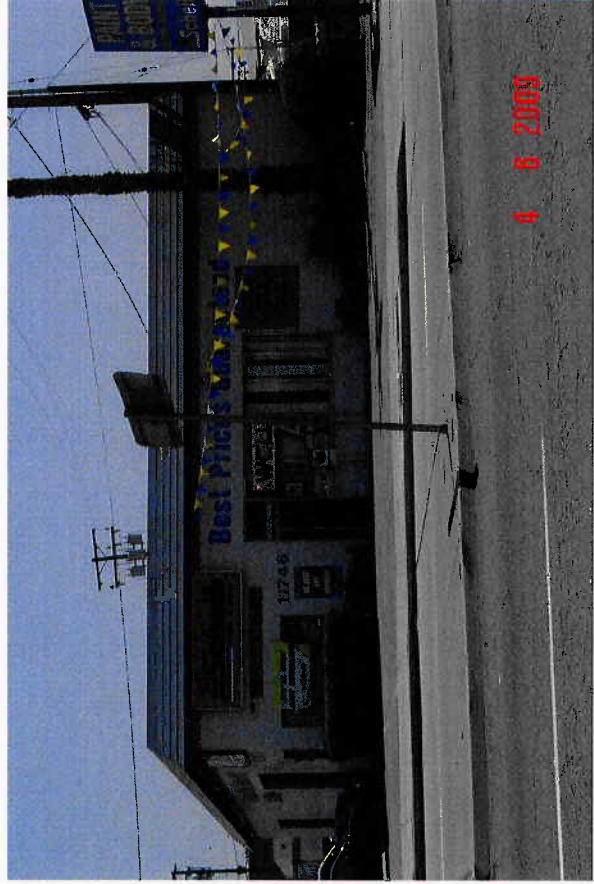
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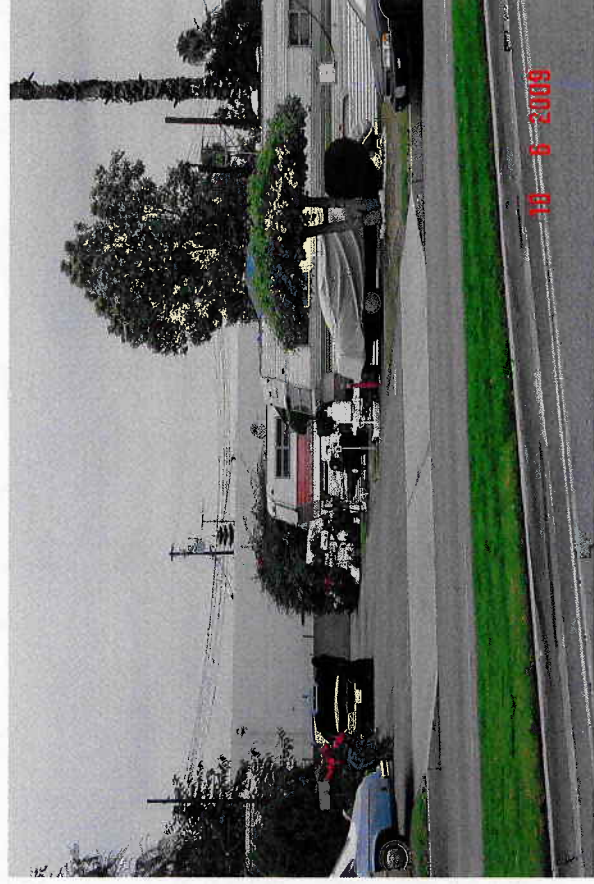
#138 11720 Washington "Aging Buildings," "Unsafe Access," "Vacant Land or Buildings"



#139 11734 Washington "Aging Buildings," "Unsafe Access," "Vacant Land or Buildings"



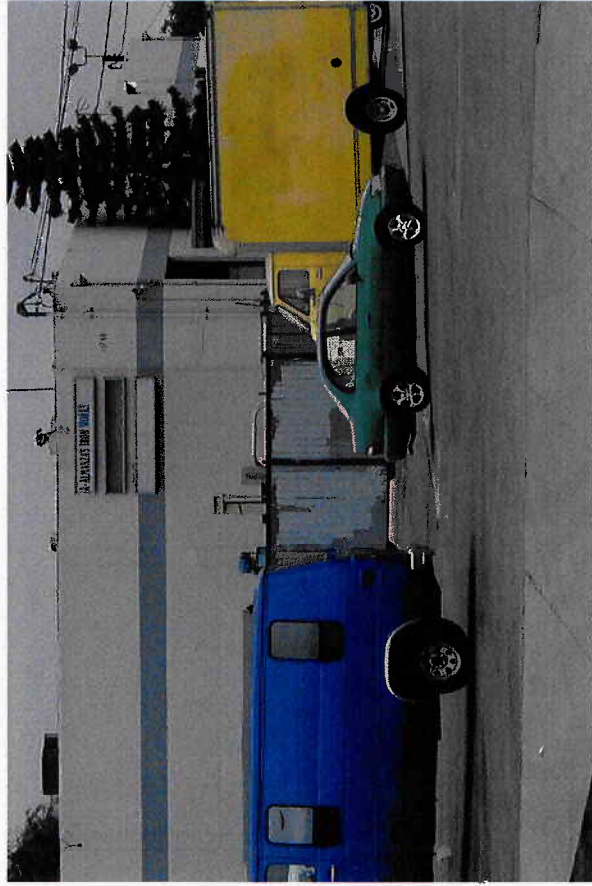
#140 11746 Washington "Aging Buildings"



#142 8025 Sorensen "Aging Buildings," "Incompatible Adjacencies," "Adverse Physical Factors," "Outdated Design," "Unsafe Access"

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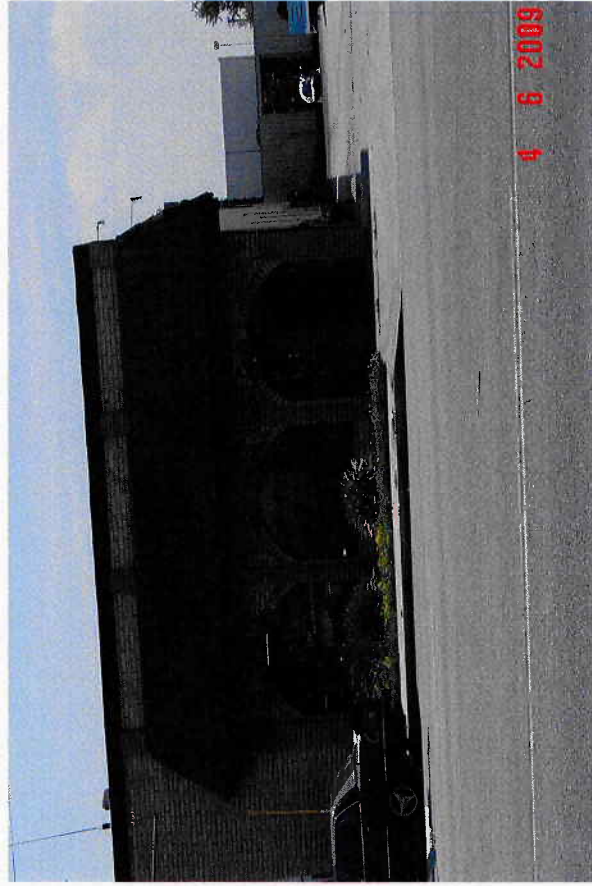
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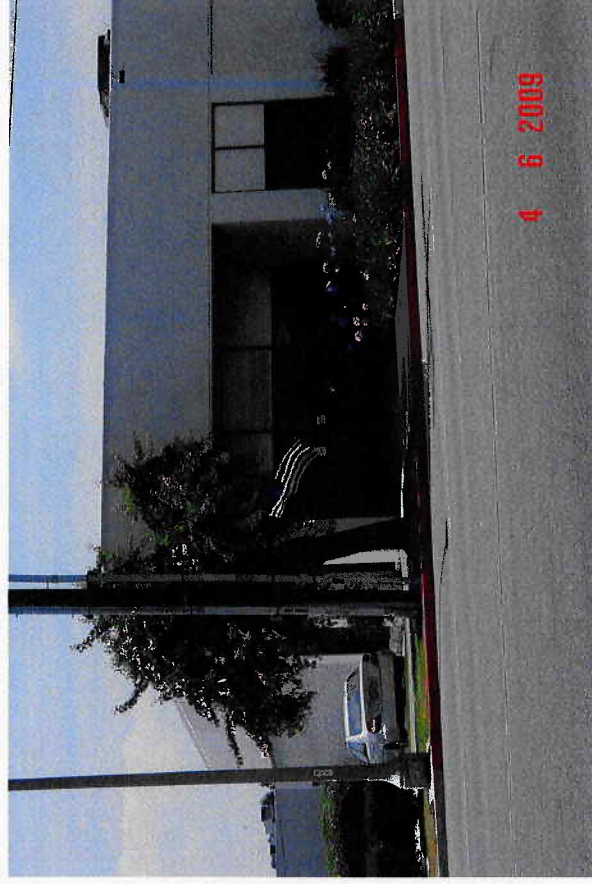
#143 11750 Washington "Aging Buildings"



#144 11758 Washington "Aging Buildings," "Outdated Design," "Unsafe Access"



#145 8213 Sorensen "Aging Buildings"



#146 8227 Sorensen "Aging Buildings"

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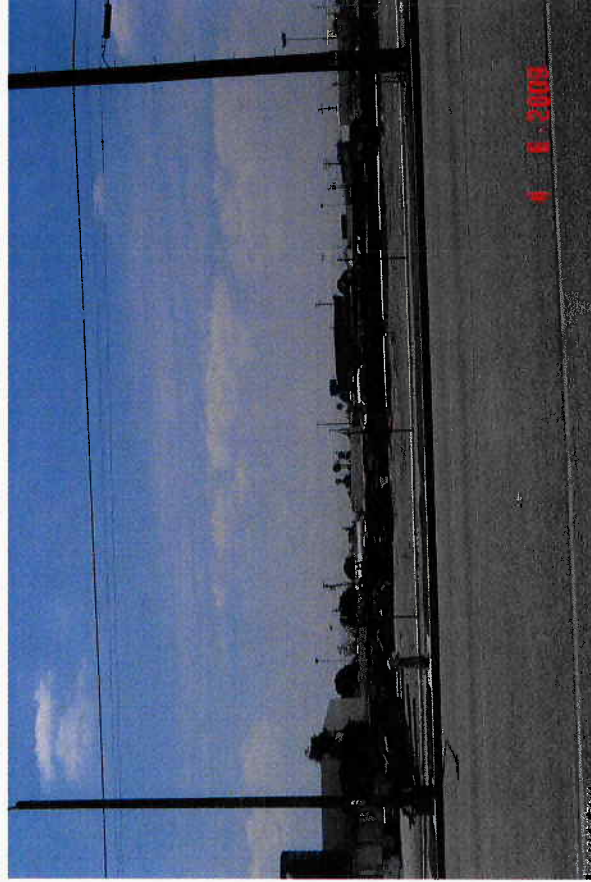
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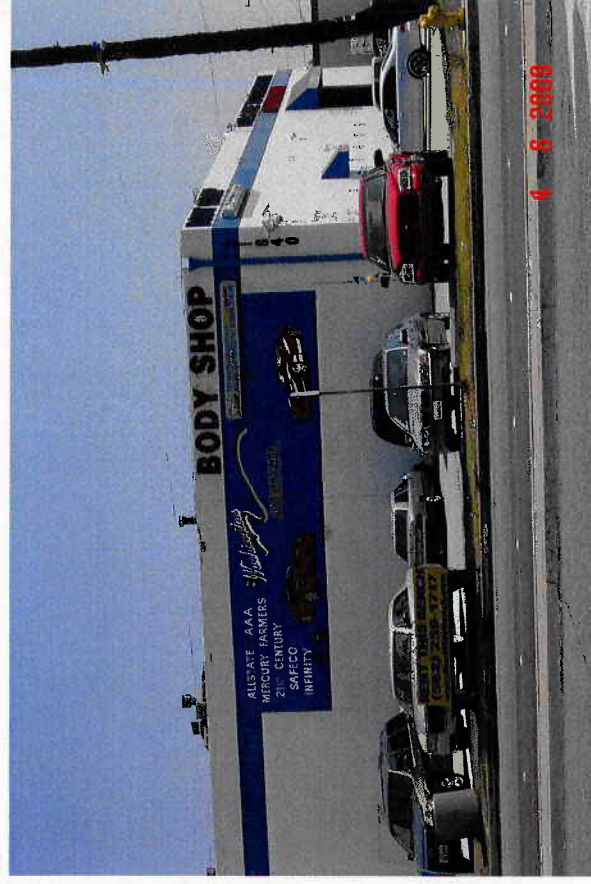
#147 11831 Wakeman St. "Aging Buildings"



#155 8201 Sorensen "Vacant Land or Buildings"

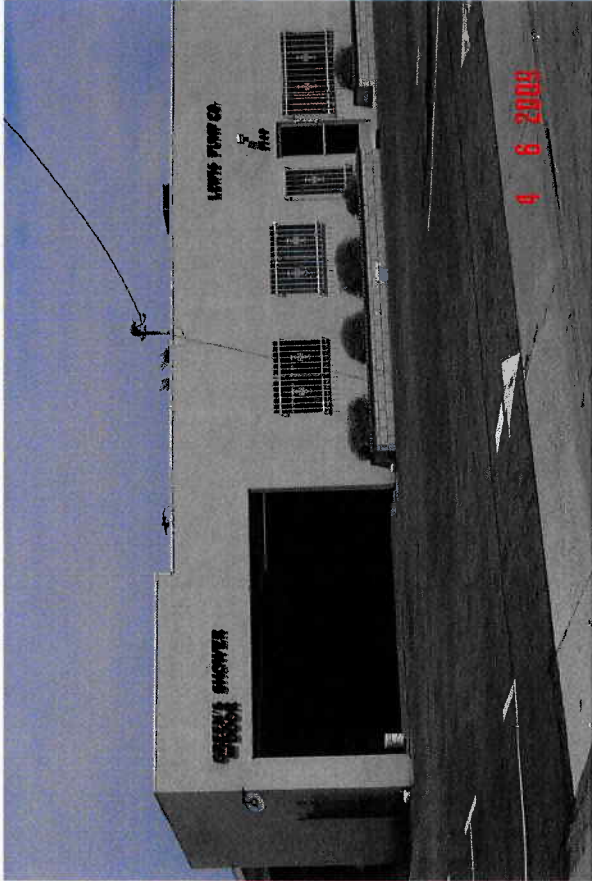


#156 8201 Sorensen "Vacant Land or Buildings"



#158 11642 Washington "Aging Buildings"

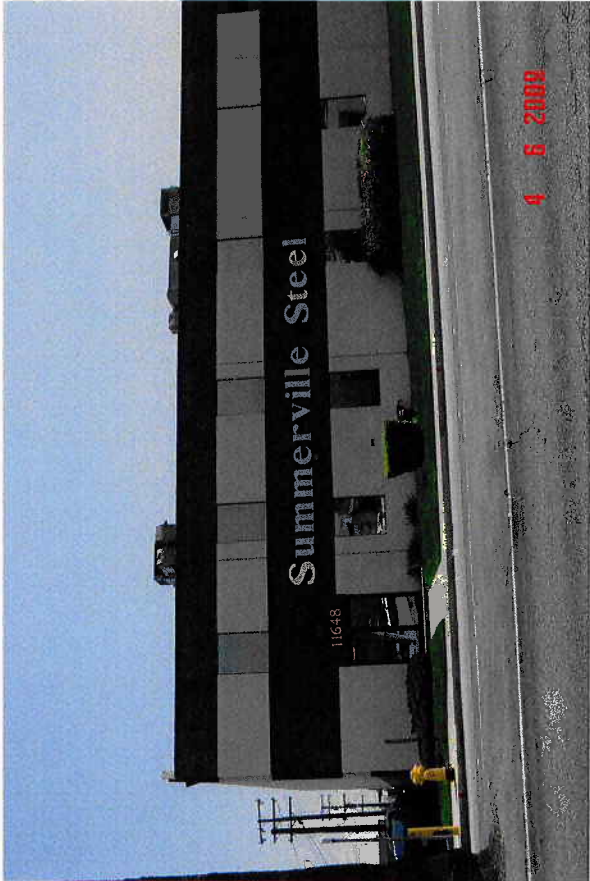
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Parcels Identified as "Blighted" in the City's Preliminary Report



#159 8140 Allport Ave. "Outdated Design," "Inadequate Infrastructure"



#160 8035 Freestone Ave. "Aging Buildings," "Irregular Shaped Lots," "Outdated Design," "Unsafe Access," "Inadequate Infrastructure"



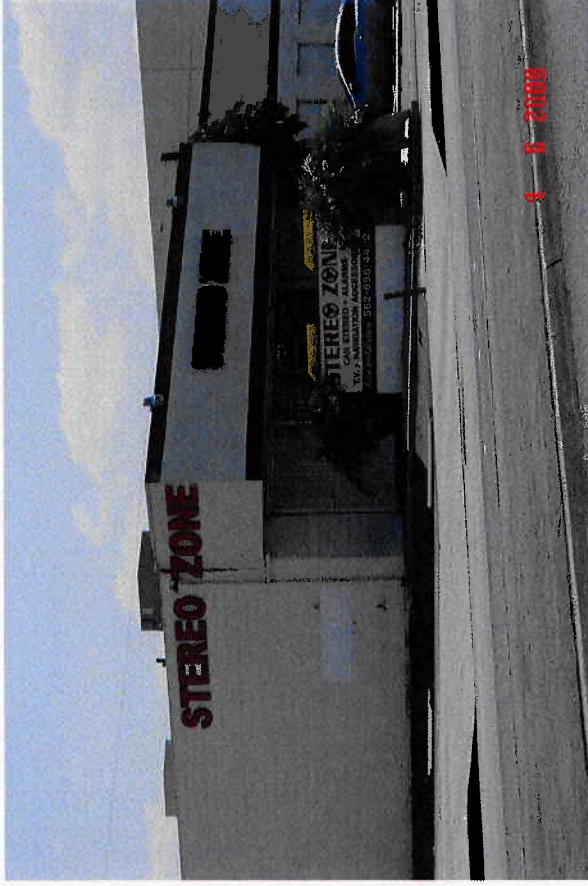
#161 11648 Washington "Aging Buildings," "Unsafe Access"



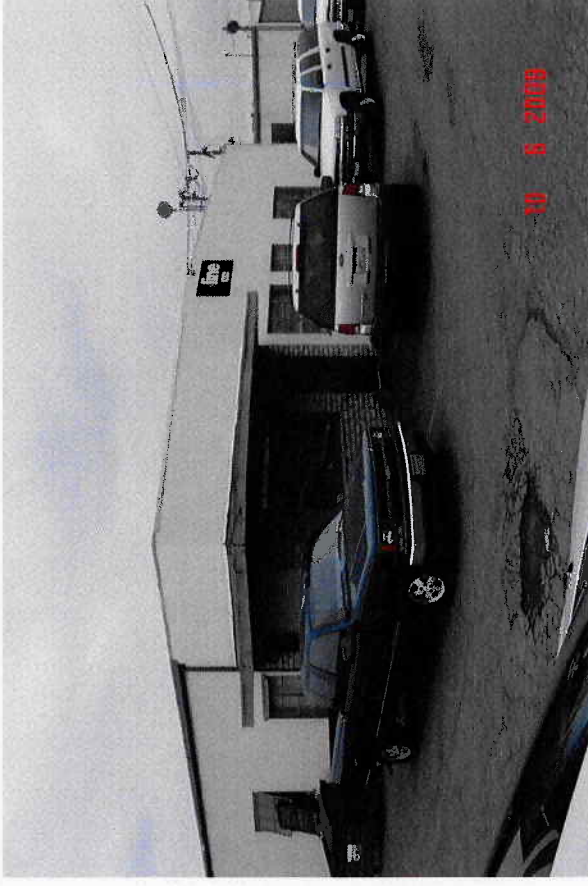
#162 "Aging Buildings," "Irregular Shaped Lots," "Outdated Design," "Unsafe Access," "Inadequate Infrastructure," "Vacant"

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Parcels Identified as "Blighted" in the City's Preliminary Report



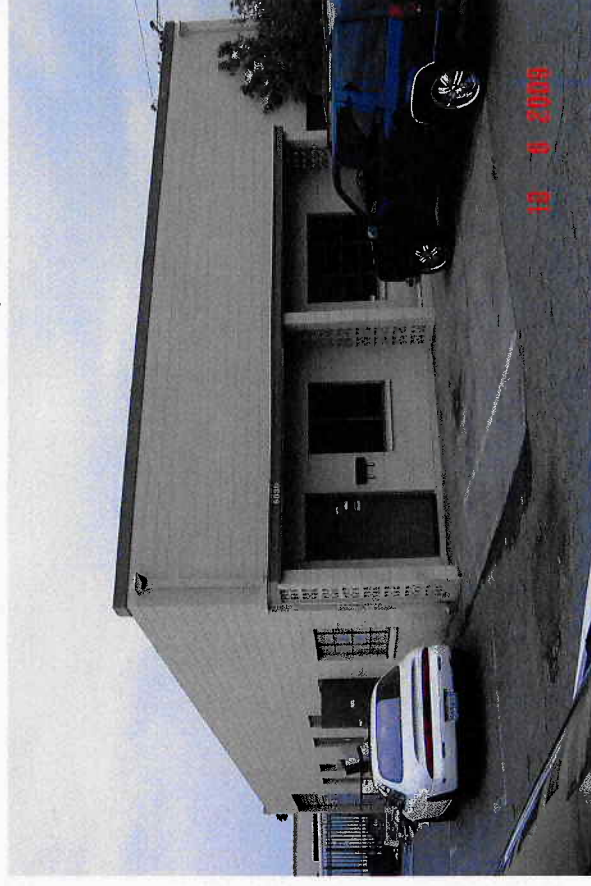
#163 11664 Washington "Aging Buildings," "Irregular Shaped Lots," "Outdated Design," "Vacant Land or Buildings"



#164 8020 Freestone Ave. "Aging Buildings," "Irregular Shaped Lots," "Outdated Design," "Unsafe Access," "Inadequate Infrastructure"



#165 8122 Allport Ave. "Aging Buildings," "Irregular Shaped Lots," "Outdated Design," "Unsafe Access," "Inadequate Infrastructure"



#166 8030 Freestone Ave. "Aging Buildings," "Irregular Shaped Lots," "Outdated Design," "Unsafe Access," "Inadequate Infrastructure"

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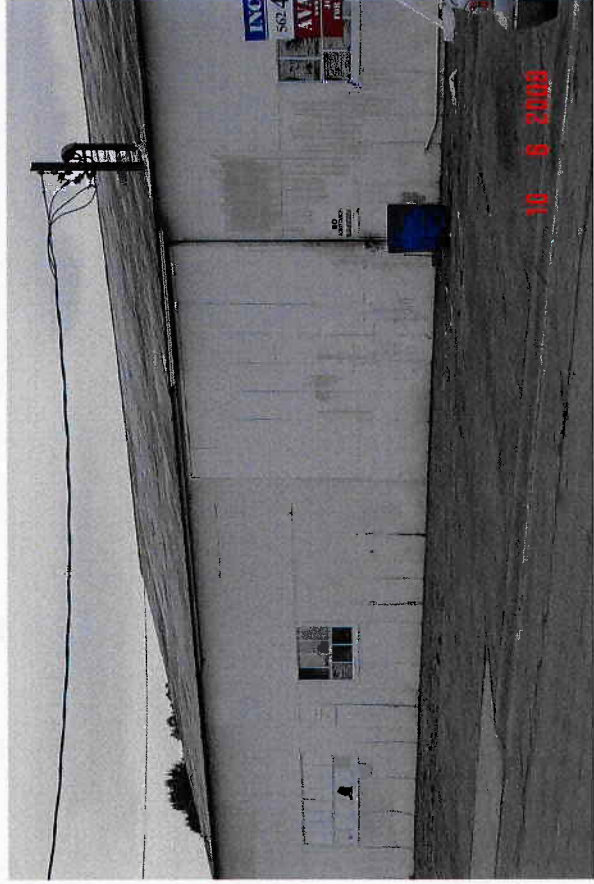
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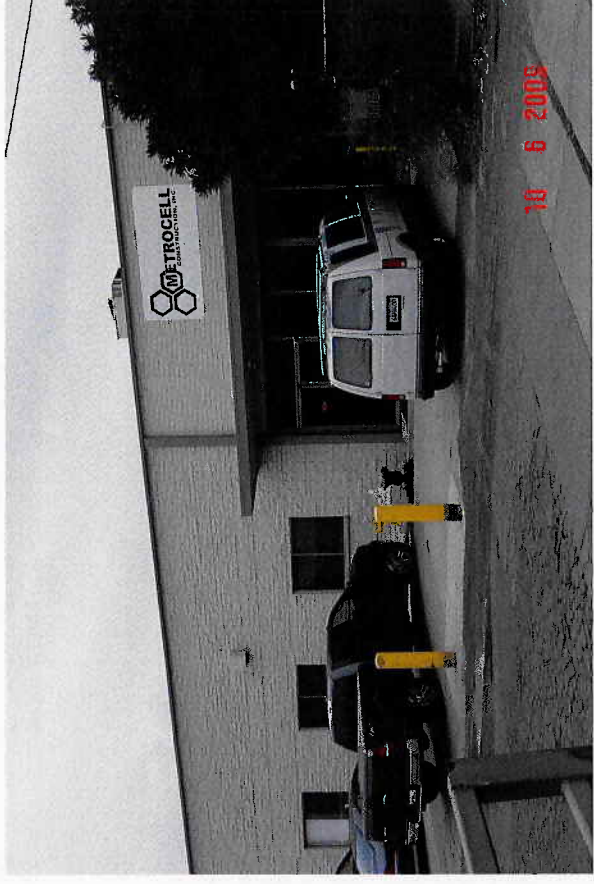
#167 8038 Freestone Ave. "Aging Buildings," "Irregular Shaped Lots," "Outdated Design," "Unsafe Access," "Inadequate Infrastructure"



#168 8130 Allport Ave. "Aging Buildings," "Irregular Shaped Lots," "Outdated Design," "Inadequate Infrastructure"



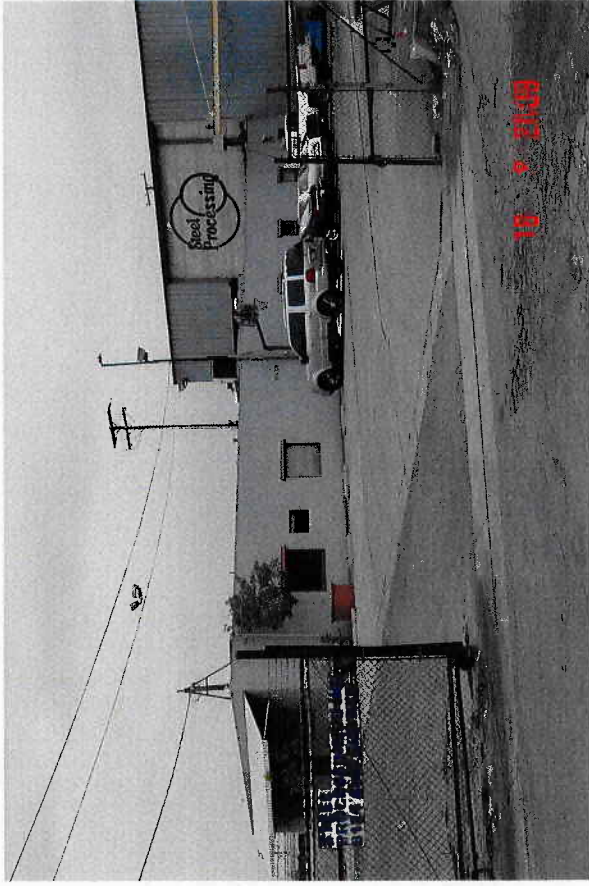
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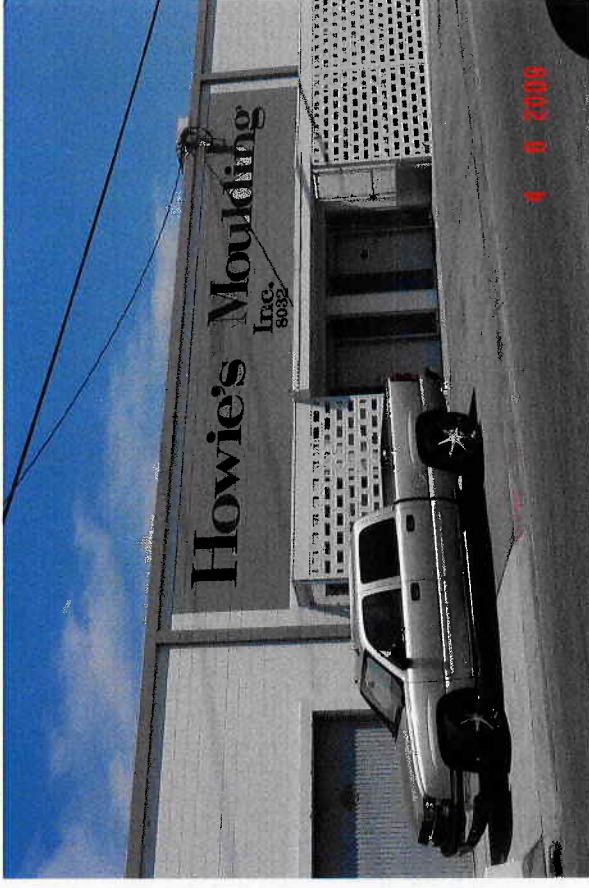
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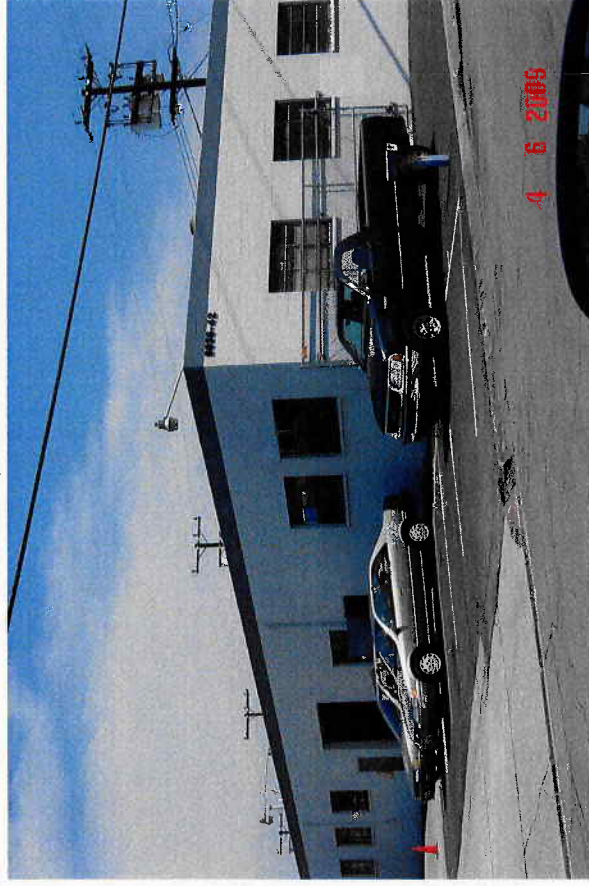
Parcels Identified as "Blighted" in the City's Preliminary Report



#171 8124 Allport Ave. "Aging Buildings," "Irregular Shaped Lots," "Outdated Design," "Unsafe Access," "Inadequate Infrastructure," "Metal Building"



#172 8024 Allport Ave. "Aging Buildings," "Outdated Design," "Inadequate Infrastructure"



#173 8036 Allport Ave. "Aging Buildings"



#174 8118 Allport Ave. "Aging Buildings," "Outdated Design," "Unsafe Access," "Inadequate Infrastructure," "Vacant Land or Buildings"

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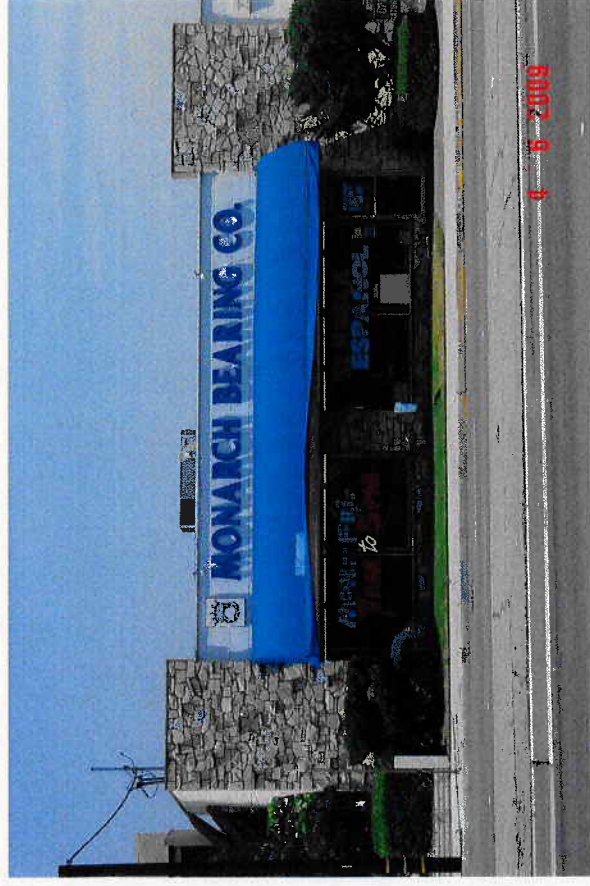
#175 8338 Allport Ave. "Aging Buildings," "Outdated Design," "Unsafe Access," "Inadequate Infrastructure"



#176 11751 Slauson Ave. "Irregular Shaped Lots," "Unsafe Access"



#177 11769 Slauson Ave. "Aging Buildings," "Irregular Shaped Lots," "Outdated Design," "Unsafe Access," "Inadequate Infrastructure,"



#178 11765 Slauson Ave. "Aging Buildings," "Unsafe Access"

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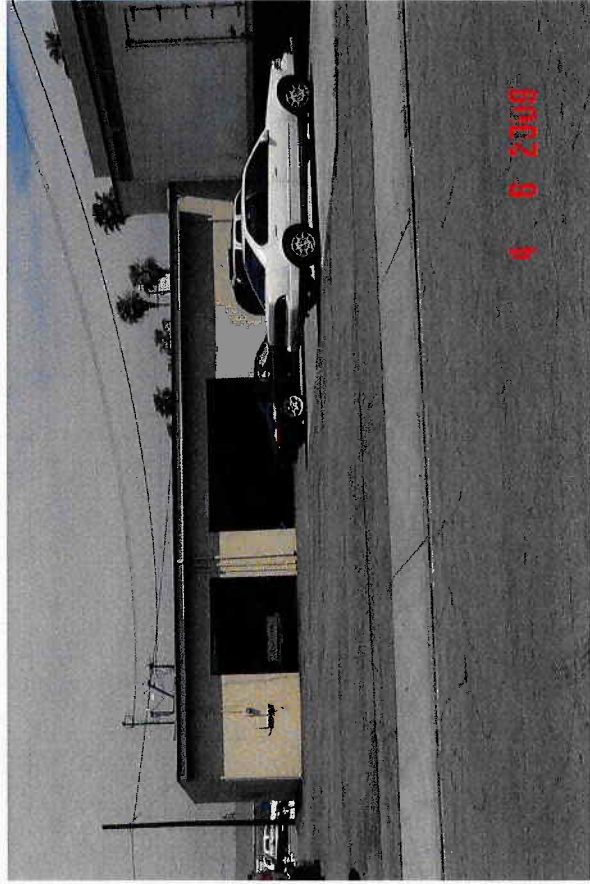
Parcels Identified as "Blighted" in the City's Preliminary Report



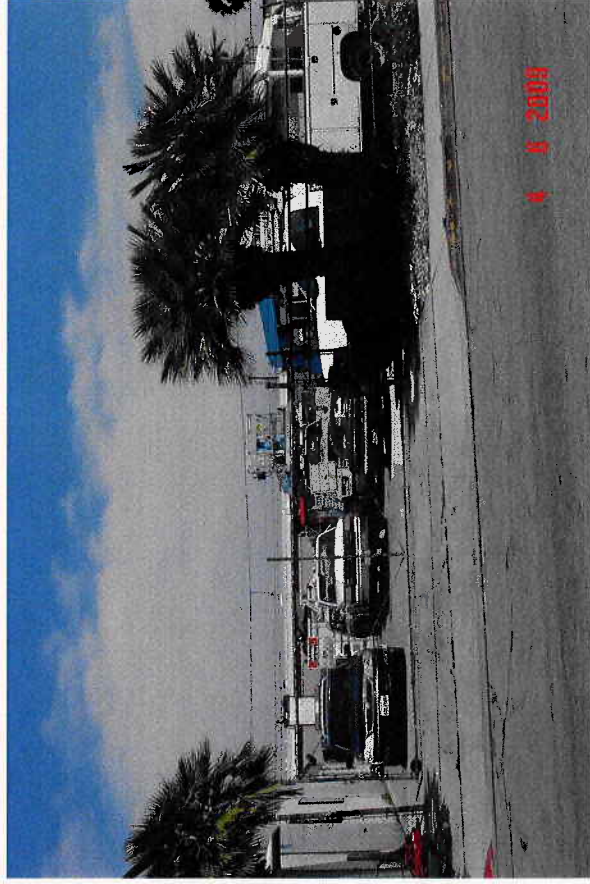
#179 11775 Slauson Ave. "Aging Buildings," "Unsafe Access"



#180 11779 Slauson Ave. "Aging Buildings," "Unsafe Access"



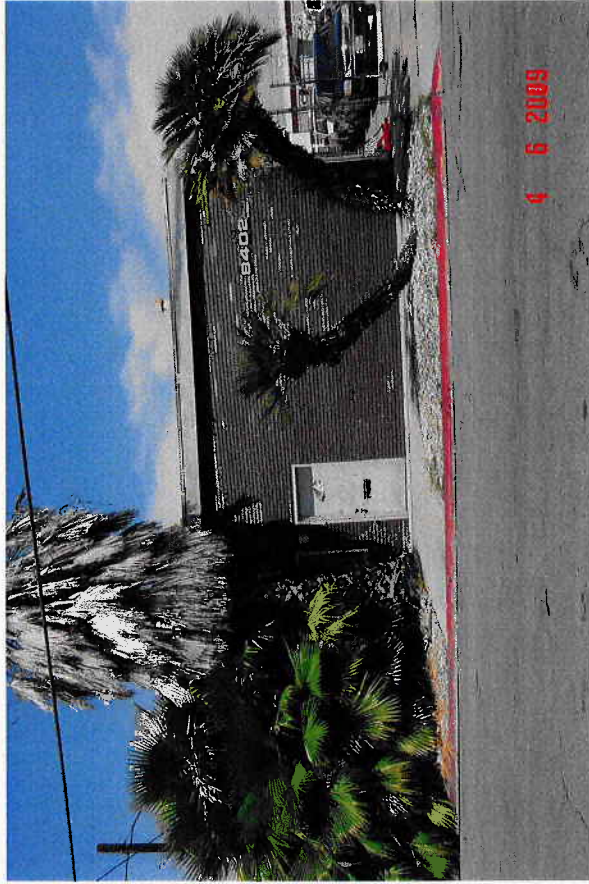
#181 8406 Allport Ave. "Aging Buildings," "Irregular Shaped Lots," "Outdated Design," "Inadequate Infrastructure," "Vacant Land or Buildings"



#182 8406 Allport Ave. "Irregular Shaped Lots," "Vacant Lots or Buildings"

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Parcels Identified as "Blighted" in the City's Preliminary Report



#183 8402 Allport Ave. "Aging Buildings," "Irregular Shaped Lots,"
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#184 8200 Allport Ave. "Aging Buildings," "Irregular Shaped Lots,"
"Outdated Design," "Inadequate Infrastructure"



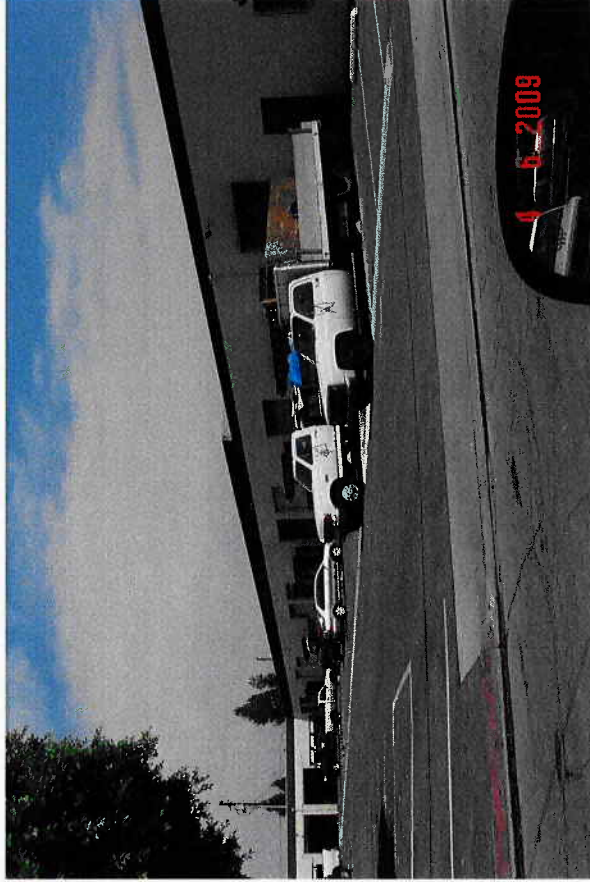
#185 8222 Allport Ave. "Aging Buildings," "Outdated Design,"
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#186 8226 Allport Ave. "Aging Buildings," "Outdated Design,"
"Inadequate Infrastructure"

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#187 8282 Allport Ave. "Aging Buildings," "Outdated Design,"
"Inadequate Infrastructure"



#188 11807 Slauson Ave. "Aging Buildings," Irregular Shaped Lots,
"Outdated Design," "Unsafe Access,"
"Inadequate Infrastructure"



#189 11807 Slauson Ave. "Aging Buildings," Irregular Shaped Lots,
"Outdated Design," "Unsafe Access,"
"Inadequate Infrastructure"



#190 11807 Slauson Ave. "Aging Buildings," Irregular Shaped Lots,
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"Inadequate Infrastructure"

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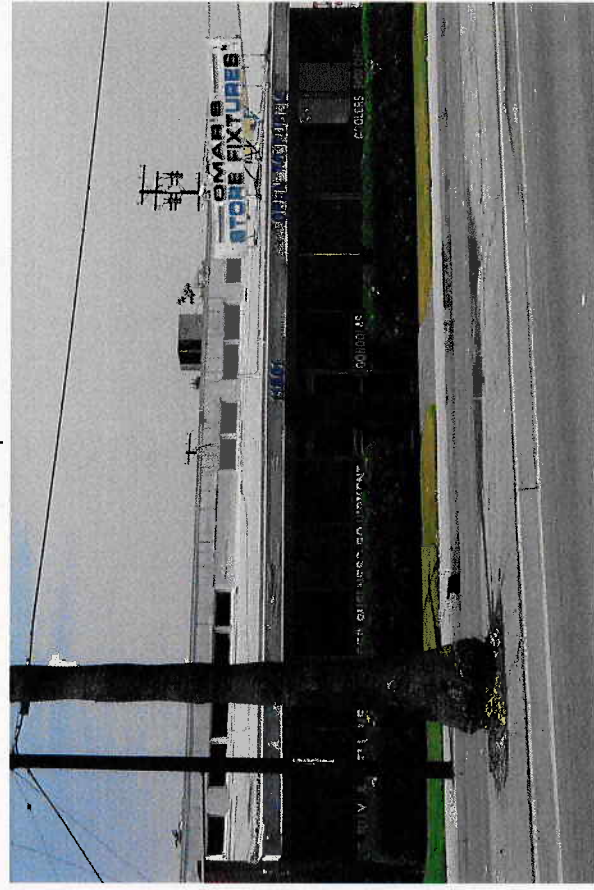
#191 11807 Slauson Ave. "Aging Buildings," Irregular Shaped Lots," "Outdated Design," "Unsafe Access," "Inadequate Infrastructure"



#193 11803 Slauson Ave. "Aging Buildings," Irregular Shaped Lots," "Outdated Design," "Unsafe Access," "Inadequate Infrastructure"



#192 11805 Slauson Ave. "Aging Buildings," Irregular Shaped Lots," "Outdated Design," "Unsafe Access," "Inadequate Infrastructure"



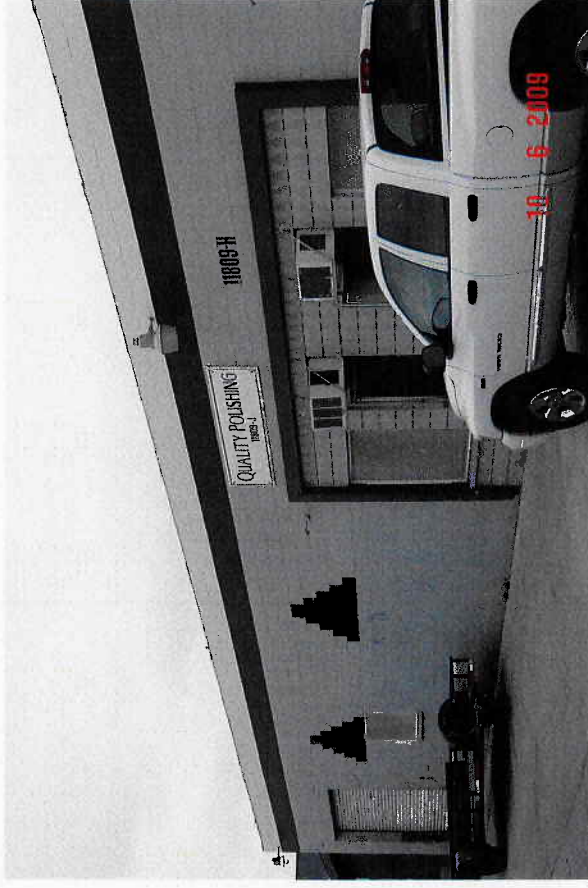
#194 11801 Slauson Ave. "Aging Buildings," Irregular Shaped Lots," "Outdated Design," "Unsafe Access," "Inadequate Infrastructure," "Vacant"

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Parcels Identified as "Blighted" in the City's Preliminary Report



#195 11809 Slauson Ave. "Aging Buildings," "Irregular Shaped Lots," "Outdated Design," "Unsafe Access," "Inadequate Infrastructure"



#196 11809 Slauson Ave. "Aging Buildings," "Irregular Shaped Lots," "Outdated Design," "Unsafe Access," "Inadequate Infrastructure"



#197 11811 Slauson Ave. "Aging Buildings," "Irregular Shaped Lots," "Outdated Design," "Unsafe Access," "Inadequate Infrastructure"



#198 11813 Slauson Ave. "Aging Buildings," "Irregular Shaped Lots," "Outdated Design," "Unsafe Access," "Inadequate Infrastructure"

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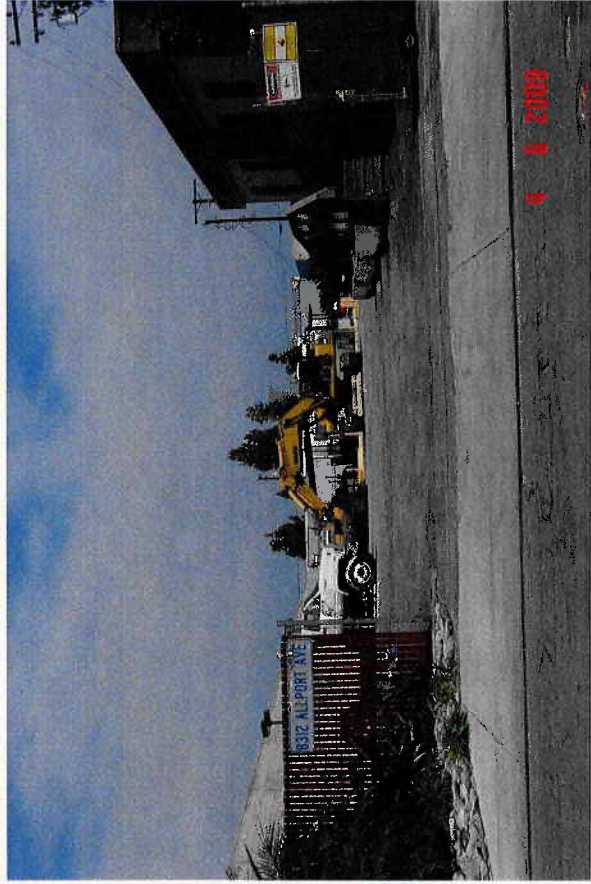
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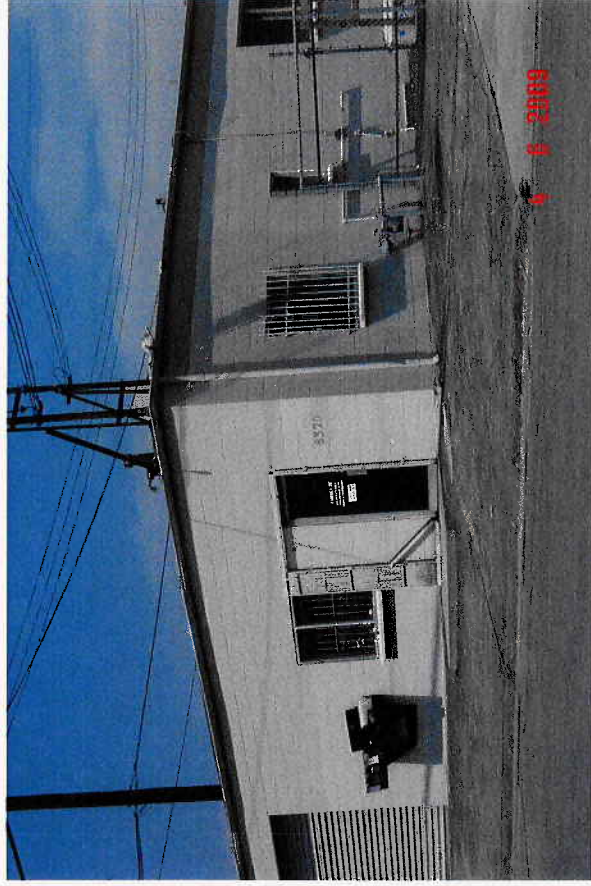
#199 11815 Slauson Ave. "Aging Buildings," "Irregular Shaped Lots," "Outdated Design," "Unsafe Access," "Inadequate Infrastructure"



#200 11821 Slauson Ave. "Aging Buildings," "Irregular Shaped Lots," "Outdated Design," "Unsafe Access," "Inadequate Infrastructure," "Vacant"



#201 8312 Allport Ave. "Aging Buildings," "Irregular Shaped Lots," "Outdated Design," "Inadequate Infrastructure," "Vacant"



#202 8330 Allport Ave. "Aging Buildings," "Outdated Design," "Unsafe Access," "Inadequate Infrastructure," "Vacant"

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#203 8339 Allport Ave. "Aging Buildings," "Outdated Design,"
"Unsafe Access," "Inadequate Infrastructure"



#204 8403 Allport Ave. "Aging Buildings," "Outdated Design,"
"Unsafe Access," "Inadequate Infrastructure"



#205 11705 Slauson Ave. "Aging Buildings"



#206 8415 Allport Ave. "Aging Buildings," "Outdated Design,"
"Unsafe Access"

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Parcels Identified as "Blighted" in the City's Preliminary Report



#207 8315 Allport Ave. "Aging Buildings," "Inadequate Infrastructure"



#208 8319 Allport Ave. "Inadequate Infrastructure"



#211 8101 Allport Ave. "Aging Buildings," "Irregular Shaped Lots," "Outdated Design," "Unsafe Access" "Inadequate Infrastructure"



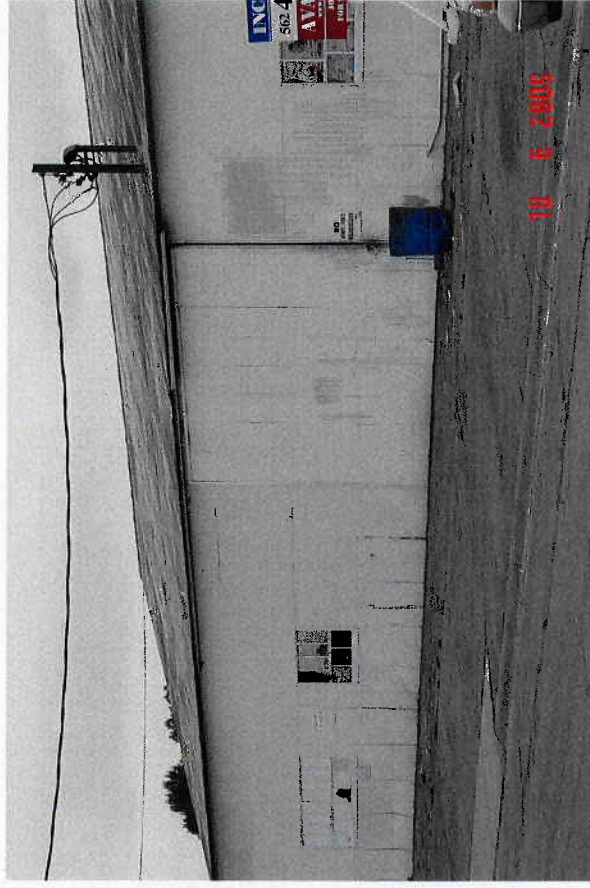
#212 8107 Allport Ave. "Aging Buildings," "Irregular Shaped Lots," "Outdated Design," "Unsafe Access" "Inadequate Infrastructure"

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Parcels Identified as "Blighted" in the City's Preliminary Report



#213 8135 Allport Ave. "Aging Buildings," "Irregular Shaped Lots," "Outdated Design," "Unsafe Access," "Inadequate Infrastructure"



#214 8205 Allport "Unsafe Buildings," "Aging Buildings," "Adverse Physical Factors," "Outdated Design," "Unsafe Access," "Inadequate Infrastructure," "Metal Building," "Vacant"



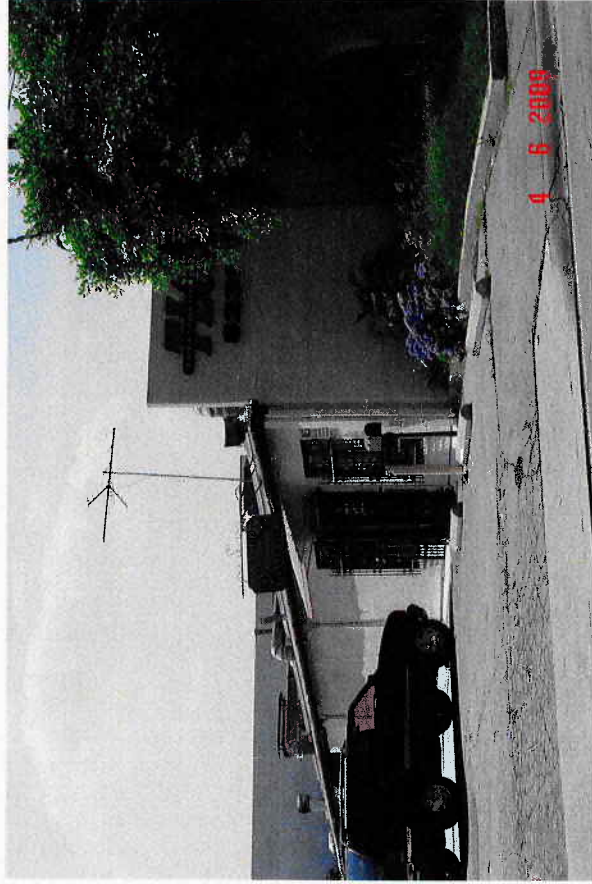
#215 8207 Allport Ave. "Aging Buildings," "Outdated Design," "Unsafe Access," "Inadequate Infrastructure"



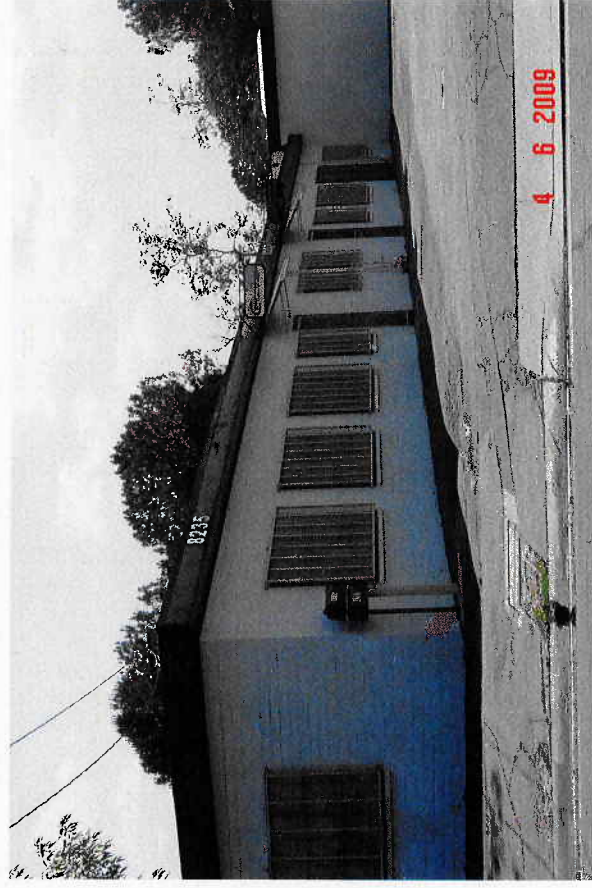
#216 8229 Allport Ave. "Aging Buildings," "Outdated Design," "Unsafe Access," "Inadequate Infrastructure"

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Parcels Identified as "Blighted" in the City's Preliminary Report



#217 8231 Allport Ave. "Aging Buildings," "Outdated Design," "Inadequate Infrastructure," "Vacant Land or Buildings"



#218 8235 Allport "Aging Buildings," "Irregular Shaped Lots," "Outdated Design," "Inadequate Infrastructure"



#219 8303 Allport "Aging Buildings," "Irregular Shaped Lots," "Outdated Design," "Inadequate Infrastructure"



#220 "Aging Buildings," "Outdated Design," "Unsafe Access," "Inadequate Infrastructure"

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#222 11700 Slauson Ave. "Aging Buildings"



#225 8623 Dice Rd. "Aging Buildings," "Outdated Design," "Unsafe Access," "Inadequate Infrastructure"



#226 8535 Dice Rd. "Outdated Design"